

Cabinet

Thursday 10 February 2022

A meeting of the Cabinet will be held in the Town Hall, Royal Leamington Spa on Thursday 10 February 2022, at 6.00pm and available for the public to watch via the Warwick District Council [YouTube channel](#).

Councillor A Day (Chairman)

Councillor L Bartlett

Councillor J Cooke

Councillor J Falp

Councillor M-A Grainger

Councillor R Hales

Councillor J Matecki

Councillor A Rhead

Also attending (but not members of the Cabinet):

Chair of the Finance & Audit Scrutiny Committee

Chair of the Overview & Scrutiny Committee

Green Group Observer

Liberal Democrat Group Observer

Labour Group Observer

Councillor J Nicholls

Councillor A Milton

Councillor I Davison

Councillor A Boad

Councillor M Mangat

Emergency Procedure

At the commencement of the meeting, the emergency procedure for the Town Hall will be announced.

Agenda

1. Apologies for Absence

2. Declarations of Interest

Members to declare the existence and nature of interests in items on the agenda in accordance with the adopted Code of Conduct.

Declarations should be disclosed during this item. However, the existence and nature of any interest that subsequently becomes apparent during the course of the meeting must be disclosed immediately. If the interest is not registered, Members must notify the Monitoring Officer of the interest within 28 days.

Members are also reminded of the need to declare predetermination on any matter.

If Members are unsure about whether or not they have an interest, or about its nature, they are strongly advised to seek advice from officers prior to the meeting.

3. Minutes

To confirm the minutes of the meeting held on 9 December.

(Pages 1 to 57)

Part 1

(Items upon which a decision by Council is required)

4. Election of Chairman and Vice-Chairman of the Council 2022/23

In accordance with Procedure Rules, to recommend to Council the persons to be elected as Chairman and Vice-Chairman of the Council for 2022/23.

5. Review of Warwick District Council Members' Allowances Scheme - 2021

To consider a report from Democratic Services.

(Page 1 to 5 and Appendices A to C)

6. General Fund 2022/23 Budgets and Council Tax

To consider a report from Finance.

**(Pages 1 to 23 and Appendices 1 to 11)
Appendix 12 to follow)**

7. Housing Revenue Account Rent Setting and Budget 2022/23

To consider a report from Finance.

(Pages 1 to 12 and Appendices 1-4)

Part 2

(Items upon which a decision by Council is not required)

8. St Mary's Lands

To consider a report from the Chief Executive.

(Pages 1 to 13 and Appendices 1-5)

9. Net Zero Carbon Development Plan Document

To consider a report from the Programme Director for Climate Change

**(Pages 1 to 9 and
Appendices 1-3)**

10. Rural and Urban Initiative Scheme (RUCIS)

To consider a report from Finance.

(Pages 1 to 6)

11. Deaccession of Human Skeletal Remains (Leamington Spa Art Gallery and Museum)

To consider a report from Cultural Services

(Pages 1 to 8)

12. Housing Decant Policy

To consider a report from Housing Services.

(Pages 1 to 24)

13. Decarbonisation of Council Assets

To consider a report from Assets

(Pages 1 to 29)

14. **Public and Press**

To consider resolving that under Section 100A of the Local Government Act 1972 that the public and press be excluded from the meeting for the following items by reason of the likely disclosure of exempt information within the paragraphs of Schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006, as set out below.

| Item Numbers | Paragraph Numbers | Reason |
|--------------|-------------------|---|
| 15 | 3 | Information relating to the financial or business affairs of any particular person (including the authority holding that information) |

Part 2

(Items upon which a decision by Council is not required)

15. **Minutes**

To confirm the confidential minutes of the 9 December meeting.

(Page 1 to 4)

(Not for publication)

Published Wednesday 2 February 2022

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For enquiries about specific reports, please contact the officers named in the reports. You can e-mail the members of the Cabinet at cabinet@warwickdc.gov.uk

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prior to the meeting, by telephoning (01926)
456114**

Cabinet

Minutes of the meeting held on Thursday 9 December 2021 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillors Day (Leader), Bartlett, Cooke, Falp, Grainger, Hales, Matecki and Rhead.

Also Present: Councillors: Boad (Liberal Democrat Group Observer), Davison, (Green Group Observer), Mangat (Labour Group Observer), Milton (Chair of Overview & Scrutiny Committee) and Nicholls (Chair of Finance & Audit Scrutiny Committee and Labour Group Observer)

A vote of thanks was recorded for the Deputy Chief Executive (AJ), for his 20 years' service to the Council.

75. **Apologies for Absence**

No apologies for absence were received.

76. **Declarations of Interest**

Minute Number 83 – Rural / Urban Capital Improvement Scheme (RUCIS) Application

Councillor Falp declared an interest because Whitnash Town Council had involvement in a grant in this scheme. She left the Chamber when this item was discussed.

Minute Number 79 – Urgent Item – Warwick City Status Application

Councillor Grainger declared an interest because she received allowances in her position on Warwick Town Council. She left the Chamber when this item was discussed.

77. **Minutes**

The minutes of the meeting held on 4 November 2021 were taken as read and signed by the Chairman as a correct record.

Part 2

(Items upon which a decision by the Council was not required)

78. **Outdoor Sports Review – Proposed Revised Delivery Models for Council Owned Facilities**

The Cabinet considered a report from Cultural Services which sought approval of revised management arrangements and delivery models for the Council owned tennis, athletics, and football facilities.

Following the completion of an Outdoor Sports Options Appraisal undertaken by Strategic Leisure Limited (SLL), officers considered the

options and developed proposals to reduce the management costs to the Council and to support and increase use of the facilities.

The recommendations would enable the Council to deliver savings against the current costs incurred in running the tennis and athletics facilities and in the case of tennis generate an increased income to be used for future maintenance and enhancement of the courts. The recommendations would also see the delivery of community tennis programmes from all the District four venues and at the track, users would benefit from service improvements (e.g., booking systems and enhanced community programme of activities.)

In relation to football, the further work would allow the Council to identify considered proposals with the aim of delivering savings needed to maintain provision of community football facilities.

The Council commissioned an Outdoor Sports Options Appraisal from SLL to look at the preferred delivery models for the Council owned sporting facilities of tennis, athletics, and football, with the aim of reducing the costs to the Council in running the facilities, providing an optimum financial return and also increasing resident participation. This was attached as confidential Appendix 1 to the report.

The report from SLL identified recommendations for each sport. The Cabinet report focused on the development of tennis and athletics proposals, informed by the SLL recommendations. With regard to the recommendations for tennis, the Council was working closely with the LTA to develop and implement proposals.

The current costs to the Council to run its four tennis venues (21 courts) far outweighed the income generated. In 2019/20 (last pre-pandemic year of operation) £2,922 of income was received, whilst the expenditure totalled £57,871, resulting in a deficit of £54,949.

At present court charges were only applied at Victoria Park and at St Nicholas Park.

Both the SLL options appraisal and the LTA recommended the introduction of charging for court usage at Christchurch Gardens and Abbey Fields to ensure the long-term sustainability of the tennis facilities.

The LTA produced a feasibility tool to support Local Authorities in developing sustainable business models for managing tennis venues. The feasibility tool suggested that charging from Christchurch Gardens and Abbey Fields could generate an additional annual income of £26,566 from court hire and annual passes. If the same charging model was applied to all four sites this could generate an annual income of £60,010. These figures excluded income from coaching or other tennis activities (e.g. holiday clubs).

Subject to approval of recommendation 1, further work would be undertaken with the support of the LTA to work up a pricing policy to ensure that the pricing would be sufficient to generate an appropriate sinking fund to finance future maintenance of the courts and to ensure that court hire was also affordable to local residents to encourage

increased participation.

The charging scheme would include:

- a percentage of bookings to be retained for free access;
- concessionary rates; and
- setting of affordable pricing to include annual family passes and hourly charges

These measures were important and would reduce the risk of the charges being unaffordable for residents.

Whilst officers were yet to work through the detail of the charges, it was anticipated that charges would also need to be agreed in consultation with any future operators with the emphasis on affordability. The Council might wish to set a small number of key charges for certain target groups as it did in the main leisure contract.

It was proposed that charging at Abbey Fields would not be introduced until after the planned improvements to the courts in 2023 were completed.

At this time, there was no facility for residents to book courts at Christchurch Gardens or Abbey Fields. This meant that residents did not know if courts would be available on arrival at the venue.

It was proposed that the LTA's booking and gate access system should be installed at each of the Council's four tennis venues. The booking system (ClubSpark) would allow customers to pre-book courts, and enable the operator to control the programming of the courts for different tennis activities, e.g., coaching, court hire, school camps etc.

The ClubSpark system would also provide a tool for customers to make payments for court hire, where hire charges were applied.

The gate access system was linked to ClubSpark and allowed access to the courts to booked customers. On booking a court, customers received a four-digit code which was keyed into a courtside keypad, which released the gate lock and allowed access to the court.

The booking and gate access installation would allow for a uniform approach to tennis across the District and improve how people could find, book and pay for Council courts. LTA data showed that 87% of players, where booking and gate access systems were installed, were satisfied with the online booking system. The booking system would also provide customer data about court usage which would be valuable for service planning.

It should have been noted that the basketball court within Christchurch Gardens would be retained for basketball and bookable using the ClubSpark system. A nominal charge would be applied, in recognition that the court was used primarily by young people.

The installation of these systems was dependent on a funding application to the LTA. An application for £25,670 for the booking and gate access system was submitted to the LTA and the outcome of the bid was

expected early next year. If the application was unsuccessful, funding would be considered as part of the Council's budget process.

Residents who did not have a mobile phone or who preferred not to book online, would be able to book a court by telephoning a member of the Council's leisure team/or venue operator. This would reduce the risk of residents being unable to access courts as a result of the introduction of the online booking system.

In relation to recommendation 4 - Procurement of operators to run tennis programmes - at present there were no organised, community tennis activities or coaching programmes on offer at three out of the four sites (e.g., Christchurch Gardens, Abbey Fields, or St Nicholas Park).

Both LTA and Sport England data indicated that there was strong latent demand in the District for more tennis activities. (Sport England data identified demand from 2,873 people.) Local club venues were close to capacity and therefore the LTA also suggested that there were considerable opportunities to engage local schools and young people with tennis programmes on Council courts.

The Council was therefore proposing to procure one or more tennis operators to run affordable and inclusive tennis programmes across the four sites. In addition to increasing the offer of tennis activities, it also importantly enabled the Council to adopt a more commercial approach and allowed an income to be generated from operators. The income would be used to create a sinking fund to cover the future maintenance costs of the facilities.

The Council would work with the LTA in drawing up the specified services required from the tennis operators. The list below described the type of activities which could be anticipated:

- Tennis For Free – LTA supported free weekly sessions open to all.
- LTA "Serve" – aimed at disadvantaged communities - taking tennis to community venues and provision of free equipment.
- Walking and disability tennis.
- Adult and junior coaching.
- Children's activities and holiday camps.
- Introductory taster sessions.
- Local tennis leagues.

In addition, the tennis programme would be designed to ensure that people wishing to book a court outside of programmed activities have protected access to courts. Racquets and balls would also be available for hire at certain times, so that people without equipment could play.

The procurement exercise would be structured in "lots", meaning that a bidder could bid for one venue, more than one, or all of the venues. The aim of the tender would be to find the right operator to provide the best community programme for each individual venue. A single lot approach would not allow for this distinction (e.g. the potential to appoint the best fit operator for each of the four venues) and would result in one sole operator for all the Council's sites. The "lots" approach was advised by the LTA as the optimum approach given the nature of the Council venues.

Subject to approval of recommendation 3, work would start on the preparation of tender material early 2022 with the aim of starting new contracts later that year. The stakeholder engagement undertaken by SLL indicated good levels of interest from operators and coaches in delivering programmes from Council venues.

Advice was sought from Warwickshire Legal Services on the client/supplier model. It was proposed that WDC offered a service contract and lease for each venue, in return for the operator paying WDC an annual concession fee. The fee would be set at a level to cover the required sinking fund contribution as indicated in the LTA's feasibility modelling for the WDC venues. A service contract would enable a more robust contractual relationship between the Council and operator. The current arrangement at Victoria Park was based on a licence to occupy. The licence did not provide the most suitable tool to manage the current arrangement. It did not give security to the licensee and it did not provide a mechanism for the Council to manage or control services.

The Council was proposing to use a concession contract to manage the new arrangements. Concession contracts fell under the Council's standing orders (WDC Code of Procurement Practice) and as such had to abide by the same rules as those for procuring contracts for goods, works and services. Under the Council's standing orders, where the value (total value of the provision of the contract for the contract length) of the contract was £25k and above, a competitive procurement process was required. This was to ensure that the Council met its obligations to be fair and transparent and to ensure best value for its residents. Compared to a licence arrangement, the concession contract provided benefits to both the contracted operator and to the Council. It allowed the Council to manage the contracted services more proactively, as well as realise additional financial benefits from the commercial potential of the services. It also provided greater security of tenure (via a lease) for the tenant and greater clarity for both sides on the specified service and performance measures.

Recommendation 4 would therefore require that the Victoria Park venue was included in the tender exercise. As the largest tennis venue, this site presented the best opportunity to generate an increased financial return. It was proposed that the Council terminated the licence held by VP Tennis at an appropriate time by giving VP Tennis six months notice. VP Tennis Club were informed by officers about the proposals, the rationale and process for taking the proposals forward. The proposed tender exercise would be open to VP Tennis Club to bid to run the community tennis programme at Victoria Park, and also at the other venues. It should have been noted that the St Nicholas Park venue was currently managed by Everyone Active as part of the wider leisure contract. Following dialogue with Everyone Active, there was agreement to include this site within the proposed tender exercise for tennis operators. In addition to increasing income, these proposals were also designed to deliver other benefits, such as increasing physical activity and improving health and well-being.

Appendix two to the report provided a background note on the current management model for the tennis facilities and a summary of the current issues.

Recommendation 5 was the proposal to explore option for Everyone Active to take on temporary management of Edmondscote athletics track.

The current costs to the Council to manage the Edmondscote athletics track considerably outweighed the income received from facility bookings. In 2019/20, income was £20,404 and the expenditure was £183,337, representing a deficit of £162,933.

Given the current costs to Council and the issues as highlighted in the SLL report (Appendix one to the report), the proposal was to transfer the management of the athletics track to Everyone Active on a temporary basis until the future of the track was confirmed. The purpose of a variation to the leisure services contract would be to reduce the revenue costs to the Council to ensure a more cost-effective provision for the interim period. A transfer could be achieved by varying the existing leisure contract to add the management of the track in addition to the current services. Previous work identified the potential to reduce the running cost to the Council via this approach. Everyone Active, as an established national leisure operator, could utilise their existing management contracts, benefitting from economies of scale, to provide improved value for money.

In addition, WDC would require that EA implement specified improvements for the benefit of residents using the facility. The targeted improvements included:

- introduction of online booking and payment system;
- limited on-site refreshments (vending machines);
- increased information and marketing of the facility;
- Wi-Fi and telephone connection; and
- Enhanced facility programme of community use.

It was anticipated that these improvements would increase use of the track by individuals, sporting clubs and other community groups and assist in improving residents' health and wellbeing.

Initial dialogue was initiated with Everyone Active who were interested to explore this proposal further. EA were invited to provide a financial proposal to manage the facility for up to three years.

Subject to approval of recommendation 5, officers would progress the detail of the negotiation, including matters such as maintenance responsibilities, insurance, upkeep of equipment and staffing to agree an arrangement to deliver savings to the Council. It was proposed that the current arrangements for grounds maintenance through the idverde contract would remain in place as this was considered the most practical solution.

Appendix three to the report provided a background note on the current management model for the athletics facilities and a summary of the current issues.

Recommendation 6 was that further work on options for service delivery

for football pitches would be undertaken at a later stage.

The Council owned and managed 38 grass football pitches across six sites. As with the tennis and athletics facilities, the costs for the Council to run these facilities outweighed the income received.

In 2019/20, £13,457 was received and the costs to maintain the facilities (including the x2 football pavilions) was £208,132, resulting in a deficit of £194,675. The administration to manage the booking of pitches was reliant on time consuming manual systems and added further cost to the process.

A number of options were identified within the SLL report to reduce the cost to the Council in running the facilities, whilst continuing to enable community access to these well used pitches. These options included transfer of assets to other operators and community asset transfer to local clubs.

The work to develop these options was complex given the potential changes involved and number of pitches, sites and stakeholder groups. Due to the limited officer capacity to progress the outdoor sports review, it was therefore proposed officers review the football proposals next year. This would enable officers to focus on delivery of tennis and athletics recommendations.

In terms of alternative options, the Cabinet could decide not to agree recommendation one (principle of charging). This would reduce the income to the Council for the future maintenance of the courts and impair the ability of the Council to reduce the current deficit.

The Cabinet could decide not to agree recommendation four (procure tennis operators). In addition to reducing the income to the Council, it would also limit the opportunities to use the venues to host community tennis programmes, as the Council did not have capacity to run the programmes itself. In addition, the Cabinet could decide not to include all the sites in the procurement exercise (for example Victoria Park). This would hinder the Council from fully exploring the market at tender and would likely result in a less financially beneficial outcome to the Council.

The Cabinet could decide not to agree recommendation 5 (vary the leisure contract with Everyone Active to include track). This would hamper the Council's effort to reduce the annual revenue deficit currently incurred in running this facility.

An addendum circulated prior to the meeting advised of a new recommendation seven to read as follows:

7) That up to £20,000 is made available from relevant s106 funds that have been received by the Council in order to begin the preparation of a grant application to the Football Foundation for a new full-size artificial turf football pitch and new changing rooms at Newbold Comyn, on the understanding that a full report will be submitted to the February meeting of this Committee that explains the strategic need for this facility, that seeks additional funding to complete the application process and to provide match funding for the application

itself and that seeks permission to apply for Planning Permission for this facility.

A further addendum circulated prior to the meeting advised of updates to figures following the publication of the original report. The figures were significantly different from those in the report, but officers were trying to get clarification from the finance system for some time with the complications of the change over from Total to Ci Anywhere.

Regarding the tennis courts, the second addendum stated that the Council was aware that VP Tennis challenged the costs associated with the tennis Pavilion. The report stated that the costs were £33k (2019/20). Interrogation of Total showed that these figures apply to both the tennis pavilion and the bowls pavilion. Splitting the costs out was difficult as many of the costs relate to corporate contracts and just appear on Total as monthly invoices from contractors. However, a more accurate picture was that the estimated costs associated with the tennis pavilion were £10k pa for 2019/20. The expenditure for the tennis pavilion could vary year on year depending on responsive repairs and planned maintenance. Officers felt that this amended figure did not fundamentally change the recommendations in the report i.e. that expenditure remains significantly more than income across the tennis facilities in the District. Even if we ignored the pavilion costs entirely, then the GM costs alone were £24k compared to income of £2000 - £3000 pa.

In respect of the athletics track, the report stated the following:

- Expenditure: £183k
- Income: £20k
- Cost to WDC £163k

On further investigation, the total costs of £183k included Notional Interest and Depreciation costs so if these were removed – the operational costs were as follows: Expenditure £69k Income £20k Cost to WDC £49k Again, whilst there was a significant reduction in the attributable costs, the rational remained that the facility was being subsidised by a significant sum. The ongoing negotiations with EA were looking to reduce this cost to the Council.

The Overview and Scrutiny Committee was keen for basketball facilities to be provided across the District. It recommended to Cabinet that as part of the contract, free time provision should be made available at a variety of times during the week and that the provider encourages a wider demographic of people to use the facilities. The Cabinet were required to vote on this because it formed a recommendation to them.

The Finance & Audit Committee recommended to Cabinet that recommendation 4 should be amended to specifically include reference to basketball facilities, to read:

"4) That a procurement exercise is undertaken to appoint one or more tennis operators to run community-based tennis programmes at the Council's four tennis venues. The procurement will make explicit that the tennis programmes are to take account of the basketball facilities at Christchurch Gardens and Abbey Fields and will permit basketball to

continue at these venues.)”

The Cabinet were required to vote on this because it formed a recommendation to them.

The Finance and Audit Scrutiny Committee raised a question whether using a different model for tendering could be looked at and discussed with the Portfolio Holder for Culture, Tourism & Leisure and Chair of Finance & Audit Scrutiny Committee.

The Committee also recognised that the Council was bound by its standing orders in how it conducted procurement exercises. Nonetheless, the Committee wished to encourage an approach to the proposed tender that required evidence of excellence and the achievements of the outcomes that the Council wished to see from the new strategy as well as commercial innovation in providing the wider access and participation it sought.

Public speaker, Claire Pomfret, addressed the meeting. In response to this and comments from Members, the Portfolio Holder acknowledged that while Ms Pomfret provided a great service, a “proper and fit for purpose” tender process was needed.

Councillor Bartlett proposed the report as laid out, along with the recommendations from the Overview and Scrutiny Committee & the Finance and Audit Scrutiny Committee.

Resolved that

- (1) the principle of charging for tennis courts in Christchurch Gardens and Abbey Fields, be agreed;
- (2) authority be delegated to Head of Leisure, Tourism and Culture in consultation with Portfolio Holder for Leisure, Tourism and Culture to work up and recommend the pricing framework for Christchurch Gardens and Abbey Fields for 2022 to Council at the appropriate time;
- (3) the installation of a booking and gate access system for all Council owned tennis courts be agreed, subject to funding being awarded from the Lawn Tennis Association (LTA);
- (4) a procurement exercise be undertaken to appoint one or more tennis operators to run community-based tennis programmes at the Council’s four tennis venues;
- (5) subject to negotiation with Everyone Active that results in a cost saving for the Council, responsibility be delegated to the Head of Leisure, Tourism and Culture in consultation

with the Portfolio Holder for Leisure, Tourism and Culture to agree a variation to the 2017 Everyone Active leisure services contract to enable Everyone Active to manage the Edmondscote athletics facility on a temporary basis, until a permanent solution is identified for the provision of an athletics facility;

- (6) further work be undertaken by officers to identify the optimum model for service delivery of the grass and synthetic football pitches on a site-by-site basis. Officers will bring a further Cabinet report for consideration when proposals are defined;
- (7) up to £20,000 is made available from relevant s106 funds that have been received by the Council, be agreed, in order to begin the preparation of a grant application to the Football Foundation for a new full-size artificial turf football pitch and new changing rooms at Newbold Comyn, on the understanding that a full report will be submitted to the February meeting of this Committee that explains the strategic need for this facility, that seeks additional funding to complete the application process and to provide match funding for the application itself and that seeks permission to apply for Planning Permission for this facility;
- (8) as part of the contract, free time provision should be made available at a variety of times during the week and that the provider encourages a wider demographic of people to use the facilities; and
- (9) a procurement exercise is undertaken to appoint one or more tennis operators to run community-based tennis programmes at the Council's four tennis venues. The procurement will make explicit that the tennis programmes are to take account of the basketball facilities at Christchurch Gardens and Abbey Fields and will permit basketball to continue at these venues.

(The Portfolio Holder for this item was Councillor Bartlett)
Forward Plan Reference 1,256

Part 1

(Items upon which a decision by the Council was required)

79. **Urgent Item – Warwick City Status Application**

The Cabinet considered an urgent item from the Leader of Warwick Town Council which set out a bid for Warwick to gain City status under the Queen’s Platinum Jubilee celebrations.

The bid was time sensitive and therefore could not wait until the next Cabinet meeting in 2022.

Councillor Bartlett proposed the report as laid out.

Resolved that the report be approved.

80. **Proposal to create a South Warwickshire District Council**

The Cabinet considered a report from the Chief Executive which provided evidence to elected Members at Stratford-on-Avon District Council and Warwick District Council in relation to the proposal to create a South Warwickshire District Council. The main purpose of the report was to determine whether both Councils agreed to formally request that the Secretary of State at the Department of Levelling Up, Housing and Communities to create a South Warwickshire District Council.

At the respective Council meetings held in February 2021, both Stratford-on-Avon District Council and Warwick District Council approved the vision to create a South Warwickshire District Council by April 2024.

Implementing this vision required both Councils to formally agree to write to the Secretary of State (SoS) for the Department for Levelling Up, Housing and Communities requesting a merger. This had previously been the process in East Suffolk, West Suffolk and Somerset in the recent past.

If South Warwickshire District Council was formed, this would mean the formal abolition of both Stratford-on-Avon District Council and Warwick District Council, with the formation of a new authority.

In order for the Council to make a submission to the SoS the submission needed to be evaluated against three criteria, in that the proposed merger:

- improve the area’s local government;
- command local support, in particular that the merger is proposed by all councils which are to be merged and there is evidence of a good deal of local support; and
- the area is a credible geography, consisting of two or more existing local government areas that are adjacent, and which, if established, would not pose an obstacle to locally-led proposals for authorities to combine to serve their communities better and would facilitate joint working between local authorities.

Since the meetings in February 2021, additional research and evidence was collected to enable both Councils to now consider whether they wished to make a formal submission. The report summarised this additional evidence and demonstrated that the three criteria could be satisfied by such a merger proposition.

Whilst such a merger would significantly assist with meeting the financial challenges facing both authorities, it was not without risk. The report identified a number of areas which would need to be addressed. In some areas, full costings were not possible at this stage. There was also the risk that during the process of service integration there could be an impact on service delivery.

The merger process would provide an opportunity for the new authority to re-evaluate how it provided services and would allow best practice from both authorities to be implemented. It would also provide an opportunity for a conversation with colleagues at Parish and Town Council level to further enhance co-operation and joint working through a community governance and function review.

This was probably the most significant decision that either Council had had to consider since they were established in 1974.

If Councillors determined that it would be in the interest of those served by the respective Councils to merge, a submission document was prepared and was attached as Appendix 10 to the report. In the event of a positive decision to merge, this would be submitted to the SoS before the Christmas break.

In terms of alternative options, ten specific options were considered. It was clear from the analysis of the options that merely sharing some services would not make sufficient financial savings and still leaves considerable duplication.

It was for these reasons that SDC and WDC, therefore, adopted the vision to merge fully.

Ten options were reviewed as potential ways forward for each Council, these were:

- *Option 1 - Do nothing – make no changes to existing Council positions* - under this option the Councils would continue to share a Senior Management Team. This was implemented in August this year, but no further changes would be made. Under this option the Councils would need to hope that the Government would not further reduce funding and hope that costs would not increase. This approach would be extremely risky and highly unlikely. The Government was expected to make significant reductions in funding in coming years, following the impact of the COVID pandemic;
- *Option 2 - Revert to working as two separate Councils* - this option is similar to Option 1 but would actually involve undoing the arrangements that had already been put in place. These arrangements were expected to save over £200,000 in the current year and would increase to over £400,000 per year by 2023/24. Therefore, on top of all of the challenges described in Option 1, further savings of £400,000 per year would need to be identified to support both Council's budgets. If both Councils were required to reduce costs in isolation, the scale of the reductions would be significant. Discretionary services which our public enjoyed such as

leisure centres, CCTV, toilets, parks, and open spaces would be most affected. We were not allowed to cease statutory services such as planning, environmental health, and licensing though even they could be affected;

- *Option 3 - Expand partnership working to work with other partner Councils* - there were tangible links which already existed between the communities of Stratford-on-Avon and Warwick. If at this stage other partners were approached, such strong links would not exist. It was already challenging in operating across two local authority areas. Whilst there might be more opportunities to deliver savings, the proposal would become more complex and would involve greater risk of failure. It also required willing partners and they were not obvious;
- *Option 4 - Continue to expand sharing services between Stratford-on-Avon and Warwick District Council, but do not merge politically* - as explained under Option 1, this approach already started and there was already a joint Senior Management Team. Under this option though, all services and teams from across the two Councils would come together. It was anticipated that over the next three years there would be a need to save significant costs and the approach would also increase resilience. This option fell short, however, of creating a merged authority. It would result in both Councils remaining with two sets of accounts, two auditors and two sets of Councillors that would both have all of their own committee meetings to service. Whilst this approach would make significant financial savings, it would still leave considerable duplication of functions across the two Councils;
- *Option 5 - Create a new single District Council for South Warwickshire*, under this option both Councils would be abolished and a new District Council covering the whole of South Warwickshire established covering the area. There would be one set of Councillors who would set the vision and direction for the newly formed Council. This was an option that required the Council's to directly ask the Government to consider at this stage, as it only related to both Stratford-on-Avon and Warwick District Councils. It was not considered as full "Local Government Reorganisation" which would require an invitation from Central Government;
- *Option 6 - Create a Unitary Council for South Warwickshire and join the WMCA* - this option would involve abolishing Stratford-on-Avon and Warwick District Councils and transferring existing County Council responsibilities to a new unitary council which would be responsible for the delivery all services. This approach would be considered as formal "Local Government Reorganisation". In addition, if formed it would seek full membership of the West Midlands Combined Authority (WMCA). The WMCA was formed in 2016 and included the whole of Warwickshire. Neither the Districts nor County Council were full members. The WMCA had key roles in relation to transport projects, building new homes, the economy and further education. This approach might be desirable in the

longer term, but again would not be deliverable without wider "Local Government Reorganisation";

- *Option 7 - Create a Unitary Council for South Warwickshire* - this option was fundamentally the same as option 6. This approach was not being considered at this stage as Central Government was responsible for launching this type of review. It would also not be possible to consider this approach for South Warwickshire in isolation, as it would have significant implications for the rest of the County area of Warwickshire. Earlier reports identified that this option might provide greater savings and it was possible that this approach might be considered in the future.
- *Option 8 - Create a Unitary Council for the whole of Warwickshire* - in essence this option was the same as option 6 although instead of creating a unitary authority for South Warwickshire, however, one would be formed for the whole of the County Council area of around 600,000 residents. There would be issues involving significantly differing levels of Council Tax (circa £100 and £75 difference between SDC and WDC and the northern Boroughs and Districts) across the County that would need to be resolved under this option and there was a risk that the organisation would feel too remote from residents. As with Option 6 and Option 7, this approach would require "Local Government Reorganisation" and, therefore, it would be necessary to wait for an invitation from Government in order to progress this option;
- *Option 9 - Create a Unitary Council for the whole of Warwickshire and join the WMCA*, this approach was the same as option 8. When formed, full membership of the West Midlands Combined Authority would be sought, the merits of which were discussed in Option 6. This approach was discounted at this stage, however, as it would also require wider "Local Government Review"; and
- *Option 10 - Set up Private Sector Company to deliver all local services on behalf of Stratford-on Avon and Warwick District Councils*, this option would involve the coming together of teams across the two District authorities which would then lead to the establishment of a private sector company into which staff would be transferred. This approach was used across the country when looking at specific service areas such as housing companies and has also been used in waste partnerships. It had not been used for all Council services. There were concerns that such an approach had not been tested to the full and also could commercialise the approach to residents and businesses creating a gap in local democracy. This approach had also, therefore, been discounted at this stage.

Each of these options were evaluated against the following set of criteria:

- Impact on local public services.
- Cost Savings.
- Value for Money.
- Stronger and more accountable local leadership.
- Medium/long term sustainability of services.

Attached at Appendix 11 to the report was the detailed evaluation of these options against these criteria, the result of which supported the option to seek a full merger. It was on this basis that the Councils undertook the consultation exercise on the preferred option to fully merge the two organisations.

The option available for Members in relation to the highest ranked option to create a South Warwickshire District Council were now as follows:

- To support the proposition for the creation of a South Warwickshire District Council and make a formal submission to the Secretary of State for the Department of Levelling Up, Housing and Communities.
- To reject the proposition for the creation of a South Warwickshire District Council and not to make a formal submission to the Secretary of State for the Department of Levelling Up, Housing and Communities.

If, however, Members were minded to adopt the latter course of action and vote accordingly, they would also need to immediately consider what other options the Councils should pursue to address their financial challenges bearing in mind that both Councils would need to decide their respective budgets in the February/March 2022 and both existing MTFS were based on savings from the merger contributing toward the projected deficits.

In terms of the availability of other options, of the ten, then the four unitary options were not within either Councils' gift to implement. In any case, even on the assumption that the required invitation for Local Government Reorganisation proposals was issued by the Government, on the recent experience of Cumbria, North Yorkshire and Somerset, it would take a year for the decision-making process to be completed and another year and a half to create the new Councils. In the meantime, no saving of the transformational nature would be capable of being implemented. It would be too late for both SDC and WDC to take action other than to use, and potentially exhaust its reserves given the time profile of the need to make savings.

Option 10 was highly risky. Given the procurement processes involved it was not a quick route. This militated against its deployment given the timescales to address the financial challenges. Option 1 was essentially a do-nothing option at a time when a do something option was needed. Option 3 created the challenge of finding other worthwhile partners with whom to work. This would take time to put into place, if possible. Time was against the Councils, irrespective of the reputational impact on partnership working of either or both Councils deciding against a merger.

Should Option 5 also be decided against, Option 4 was left as a strategic approach – i.e. service integration only and Option 2 – i.e. undoing the current joint work and dealing with the forecast deficit alone.

Option 4 left an inherent risk of always being prey to the "slings and arrows of outrageous fortune" also known as politics, which could cause conflict, build in duplication and inefficiencies. Members would also

needed to consider the risk that if one Council voted to merge and the other not, whether the appetite for joint work in any shape or form be the same. The experience of South Hampshire and West Devon where this situation arose in 2018 was that it took time for the wounds to heal and for joint working to pick up again. In fairness, it was subsequently aided by new political leadership in charge at both Councils. This suggested the need for more time to recover and so played against both Councils' needs. Councillors would also need to consider the impact on staff of an approach which in essence exposed staff to change but which left Councillors exempt.

In Option 2 each Council goes its own way, undoing the current level of joint work where possible, though this raised issues about contractual commitments such as the joint refuse collection and recycling service. As an approach, its focus was upon replacing the savings envisaged by the merger from other approaches. Given that both Councils needed to have other proposals to address the forecast deficit in any case, this approach would place more pressure on service reductions as the answer to the financial challenges.

The Overview & Scrutiny Committee meeting discussed the report using the themes that the Scrutiny Chairs had established at the outset of the process. Five main themes were identified:

1. Consultation.
2. Services.
3. Climate Emergency.
4. Democratic Representation.
5. Finance & Risk.

Overview & Scrutiny would focus on themes (1) to (4). At the meeting each theme was discussed in turn and any comments and recommendations made at the end of discussion of each theme.

On Consultation, the Committee asked that where issues had been raised by residents, there should be a summary of the issues raised and drilled down to provide the split between Councils. It also requested that the way that information was given to residents, should both Councils agree to merge on 13 December, be strengthened so that residents are clear about the aims and objectives of the new Council. There should be an ongoing communications plan. It requested that stakeholder submissions should be circulated to all Councillors ahead of 13 December.

It recommended to Cabinet that a clearer statistical summary of the evidence base should be published providing clarity upfront on the differences between results in respect of the Residents' Telephone Survey and the Open Consultation Questionnaire and how these evidence bases would be used to shape the future strategy.

On Services, the Committee noted the importance of communication with residents and how the council engages with them as Services develop. The Committee made two recommendations to Cabinet:

1. There should be Councillor engagement when developing the Service Area Plans, this should include involvement in metrics and how

measures would be set. (Councillors would not be involved in deciding the mechanism for providing this.)

2. More information should be provided on how to treat the risk logs (the Deloitte Risk Register and the Programme Risk Register devised by officers) and the relationship between the two, after it had been explained that the differences were a result of the timings when the Risk Registers had been prepared, with Deloitte's being at the very start of the process.

On the Climate Emergency, the Overview and Scrutiny Committee did not make any comments or recommendations in respect of Climate Emergency.

Regarding Democratic Representation, the Committee recommended to Cabinet that:

1. It should be made clear that the Council would work with all parish and town councils in the district, not just those which were members of the Warwickshire Association of Local Councils (WALC).
2. The implications of reference to the "Quality Parish" mark (Item 4/Appendix 10/Page 4 in the agenda papers or page 6 in the actual document) should be reviewed because it was too restrictive. Councillors expressed their scepticism about the advantages being a "Quality Parish" Council might bring.
3. The Shadow Council, should, as one of the first things it focusses on, create a framework for how parish and town councils will be supported and how this Council would engage with them with a view to looking at how powers might be devolved to them in the future where there was interest in so doing.

The Finance and Audit Scrutiny Committee requested that Councillors should be provided before the Council meeting on 13 December with a new financial table that consolidates the most recent estimates of the financial case based on the savings to be achieved over the period to 25/26. The table should include the investments to secure those savings (the three tranches of £1.5m) and should distinguish the savings that would be achieved through service integration and those that could only be achieved from political merger.

The Committee believed that this information would supplement and provide a single point of reference for the financial case for merger from the original information in the Deloitte Report from January 2021 (Appendix 1 to the report), the more recent analyses from the LGA (Appendices 4 and 5 to the report) and the financial information provided by the Head of Finance (Appendix 12 to the report).

The Committee noted the importance, should a political merger be approved, of harmonising Council Tax between the two current Districts, noting that differences in Parish and Town precepts added a further complicating factor in how this would be achieved and over what period. In the opinion of the Committee, the plan for harmonisation would be closely linked to the proposed discussions with WALC and representatives

of parishes and towns about the devolution of powers, responsibilities, and assets.

The Committee considered the Programme Risk Register (Appendix 6 to the report). It noted that this superseded the risk assessment made by Deloitte in its Report. The Committee expressed a view that the risk ratings for PR004 and PR007 ("democratic deficit" and "integration of culture") were underscored but accepted that the Register was dynamic, and the Committee would have the opportunity to consider future iterations of it should the programme go ahead.

The Committee also thanked officers and Members for the significant work that had gone into the report and the appendices, and for the balanced way in which they were written.

In response to comments from Scrutiny Chairs, the Leader clarified these in consultation with the Chairs of the Scrutiny Committees during the meeting. As a result, responses were proposed by the Leader for the Cabinet to consider. These were agreed as set out at resolutions four and five below.

The Leader provided opportunity to the Group Observers to provide their view on the report. Councillors Boad, Davison, Mangat all summarised their group discussions and took the chance to thank officers for the "exemplary" report.

Councillor Day then proposed the report as laid out.

Resolved that

- (1) the additional evidence collected since February 2021 to aid the Members' decision-making process on this matter, be noted
- (2) the Programme Risk Register attached at Appendix 6 to the report and the Programme of Implementation as updated attached at Appendix 3 to the report, be noted and endorsed;
- (3) in respect of the recommendations from the Overview and Scrutiny Committee, the Cabinet decided as follows:
 - a) In respect of the surveys, it was agreed that *"the residents survey has been designed to give a representative sample that reflects the makeup of people across the two district populations. Achieving a sample size of more than 600 means that statistically speaking we can be 95% confident that it reflects the views of residents as a whole. We have used this to gauge the level of support for the merger. The open consultation was not weighted in*

the same way meaning that many groups have been under represented and some over represented. Whilst it doesn't provide a statistically sound base it is nevertheless an important source that will help us identify the key concerns that need to be addressed across the programme implementation.";

- b) in respect of service risks, both SDC and WDC Councillors will be involved in this work, and the template for the service area plans should be considered by the Transformation PAB with each draft Service Area Plan being considered by its respective PAB; and
 - c) in respect of Democratic Representation; the Cabinet were satisfied that the report is clear enough, that all Parish and Town councils will be worked with, not just those who are members of WALC; officers were asked to fully investigate and confirm the merits of being a quality Parish/Town Council and the details of this be circulated ahead of Council on Monday; and in respect of the framework for working with Parish and Town Councils, the Cabinet expected this work to start in the New Year if the Council was minded to merge with SDC.
- (4) in response to the comments from the Finance and Audit Scrutiny Committee, the Cabinet asked the Chief Executive to circulate to all Councillors confirmation of the savings that other District Councils have achieved through political merger; and
 - (5) all the officers involved for this exemplary report and all Members for their cross-party work on this be thanked.

Recommended to Council that

- (1) a formal submission should be made to the Department for Levelling Up, Housing and Communities to create a South Warwickshire District Council;
- (2) the formal submission document to create a South Warwickshire District Council attached at Appendix 5 to the report, be approved and authority be delegated to the Chief Executives in consultation with the respective Leaders of both Councils to make any minor and

typographical changes identified and to agree the covering letter;

- (3) a joint member working group be established to review the issues raised in Section 4 and in addition to agree that the working group works with WALC and other key parish and town councils to undertake a community governance and function review for South Warwickshire;
- (4) a consultation with staff and Trades Unions on options for addressing harmonisation of staff terms and conditions including pay, be agreed; and
- (5) should recommendation (4) above be not agreed, or that either Council does not agree to make a submission in relation to recommendation (4), an emergency Council meeting be arranged in early January so that a revised strategic approach can be discussed and agreed prior to the setting of the annual budget for 2022/23 and beyond.

(The Portfolio Holder for this item was Councillor Day)
Forward Plan Reference 1,259

81. **Q2 Budget Report**

The Cabinet considered a report from Finance, which provided an update on the current financial position as of 30 September 2021, both for the current year 2021/22 at the end of Quarter 2, and for the medium term through the Financial Strategy. Key variances and changes were highlighted to inform Members, with some recommendations also being put forward for their consideration.

The Medium Term Financial Strategy showed that the Council was still reliant on making all the savings previously agreed as part of the 2021/22 Budget Setting. With the significant risks facing the Council's finances in future years, it was important that officers and Members took all actions to ensure that the savings were generated.

The recommendations and updates would enable the Council to ensure Members and other stakeholders continued to be informed on the most up to date financial position of the Council, both in year and for the medium term. It would enable decisions to be made based upon these positions to ensure that the Council could continue to operate within a balanced budget.

The current year variations were last formally reported to Members in September as part of the Q1 Budget report. At that stage the profile of the revenue position reported a favourable variation of £69k for Q1, with a favourable forecast full year variation of £440k.

Through regular budget monitoring by the Accountancy Team in conjunction with the relevant budget managers, the latest budget variations were reviewed and where necessary, narrative provided in the below paragraphs. As of 30 September (Q2), the variance was £312k favourable, with an updated forecast favourable variance for 2021/22 of £557km. A summary of this was provided below:

| 2021-22 | | | | |
|-------------------------------|---|-------------------------------|--------------------------------------|---|
| Service (General Fund) | Variation Description | Q1 Variation £'000 | YTD Variation at Q2 £'000 | Forecast Full Year Variation £'000 |
| Employee Costs | Staffing | £223 A | £127 F | £200 F |
| Assets | Delays to PPM works | £385 F | £500 F | - |
| | Riverside House L4 closure savings | £48 F | £56 F | £30 F |
| Cultural Services | Restricted Arts Concession activity (Reported Q1) | £11 A | £62 A | £100 A |
| | Arts staff Furlough | £18 F | £33 F | £33 F |
| | Leisure Concession | - | - | £288 F |
| Development Services | Development Control Income | £33 F | £399 F | £250 F |
| | Building Control Income (Reported Q1) | £54 F | £48 F | - |
| Environment & Operations | Bereavement Activity reduced | £50 A | £200 A | £250 A |
| | Car Park improved collection | - | £175 F | £250 F |
| | Add' Waste Collection | - | £162 A | £300 A |
| Finance | FMS (Reported Q1) | £57 A | £57 A | £57 A |
| Housing Services | B&B Accommodation | £100 A | £244 A | - |
| Strategic Leadership | COVID-19 Other Costs – Cleaning (Reported Q1) | £28 A | £40 A | £100 A |
| | COVID-19 SFC Income Compensation Scheme | - | £424 F | £424 F |
| | Joint Venture Loan Interest | - | £140 F | £964 F |
| | Enabling Development | - | £40 A | £40 A |
| | Contingency Budget | - | £23 A | £23 A |
| | Budget Savings proposals | - | £512 A | £512 A |
| | Budget Savings in-year underspend | - | £250 A | £500 A |
| TOTAL | | £69 F | £312 F | £557 F |

Implementation of savings reviews was ongoing across services, following the update to delivery forecasts discussed in the Quarter 1.

Continuing with the Salary Vacancy Factor process outlined in the Q1 report, the Q2 adjustment reflected the underspends on salaries within cost centres during the periods 1-5 (April -August).

As part of the Vacancy Factor process for Q1, £145,100 (GF) and £74,400 (HRA) was appropriated from staffing budgets for months 1 and 2.

For Q2, the following amounts were appropriated to the vacancy factor budgets:

| Portfolio | Vacancy Factor Budget 21/22 | Budget Released Q2 | Total budget Released P1 - 5 |
|---------------------------------|------------------------------------|---------------------------|-------------------------------------|
| Assets | -£48,600 | £0 | £1,700 |
| Community Protection | -£55,200 | £22,000 | £26,400 |
| Cultural Services | -£56,600 | £32,700 | £65,500 |
| Development Services | -£109,300 | £30,600 | £56,000 |
| Economy & Place | | £6,500 | £38,100 |
| Environment & Operations | -£58,800 | £34,000 | £56,100 |
| Finance | -£39,800 | £21,100 | £21,600 |
| Housing Services - General Fund | -£38,200 | £14,800 | £14,800 |
| ICT | -£42,900 | £4,500 | £11,000 |
| Law & Governance | | £5,200 | £8,300 |
| People & Communication | -£36,500 | £8,900 | £9,900 |
| Revenues & Customer Services | -£66,300 | £10,800 | £25,000 |
| Strategic Leadership | -£46,400 | £3,100 | £6,400 |
| Total General Fund | -£587,400 | £197,500 | £340,800 |
| HRA | -£77,400 | £101,600 | £149,300 |
| Total | -£664,800 | £299,100 | £490,100 |

This enabled a further £198k (GF) and £102k (HRA) to be appropriated from Staffing budgets for months 1-5 as part of the Salary Vacancy Factor process. Overall, 58% of the GF Vacancy Factor was met, with the HRA Vacancy Factor being surpassed.

Once the Vacancy Factor budgets were surpassed (as was the case with the HRA), additional budget that was released would be returned to GF and HRA reserves, available to be used as necessary to meet other emerging challenges and opportunities.

After the Vacancy Factor Adjustment and departmental service reviews were taken into consideration, General Fund salaries were £127k favourable against budget at the end of Q2. However, following the vacancy factor process and discussions with the relevant managers, parts of these budgets might be required to backfill where work was behind due to staffing, establishment, and recruitment issues. These assumptions would continue to be reviewed and challenged as part of the Q3 vacancy

factor work and Corporate Management Team would continue to oversee the vacancy management process.

Regarding assets, the delays to the commencement of a number of Planned Preventative Maintenance (PPM) programmed works reported in Q1 continued into Q2, resulting in the variation increasing to £650k. A number of factors were resulting in the delays to these works, with the key one being staffing resources within the Assets Service, driven by high levels of sickness, as well as recruitment challenges. It was expected that the full allocation of budget would be used to meet the repairs necessary in order to maintain the corporate stock. However, it was likely that up to a third of the £1.5m programme would have to be slipped into the following financial year and so not present a real saving.

Another contributing factor to the variation was the way in which works were reported with the existing Financial Management System (FMS). One of the expected benefits of the new FMS, which went live in November, was that expenditure commitments would appear in a timelier manner in the system from the Property Management System. This would be as and when orders were raised, rather than only when they were paid. This would improve forecasting against the schedule agreed at Budget Setting in February.

The continued closure of parts of Riverside House, including level 4, resulted in the savings against budget increasing to £56k, including £27k of utility savings. It was expected that these costs would increase as more people return to the offices as part of the hybrid working plan, as well as the increased costs associated with the Winter period.

It should be noted that utility charges were currently within budget heading into the winter, and the Council should not have been impacted by the recent increases in wholesale costs. However, the current rates were only fixed until March 2022. From this date, prices were expected to increase by around 20%, which would be incorporated into the 2022/23 budgets and Medium Term Financial Strategy in due course.

In relation to Cultural Services, the indoor sites, including the Royal Spa Centre, Royal Pump Rooms and Town Hall remained closed until September. The income foregone (£442k) was offset in part by a reduction in expenditure costs (£380k), such as bar supplies and Artist booking fees. Further support was received through Government grants, both those specific to the Arts sector, and through the Sales Fees and Charges Income Compensation Scheme. Heading into the Winter period, the number of events held typically increases, with the largest event each year being the Pantomime, so ticket sales would continue to be monitored over this period as part of the reopening plan. There were also a number of rescheduled events taking place over this period.

The Council continued to support casual staff through the closure, with the decision to furlough them from May 2020. The Council's final claim for salary costs in respect of 28 casual staff through the Coronavirus Job Retention Scheme, better known as Furlough, was made covering the month of July. The scheme was formally ended as of 30 September 2021. Due to the pandemic, no Everyone Active concession income was allowed within the original Budget for 2021/22, rather than the £1.252m

concession agreed within the original contract. Everyone Active submitted a financial projection for 2021/22 which was reported to Cabinet in July 2021. This projection anticipated a deficit for the year of £411k based on the situation at the time and the anticipated profile for recovery from COVID. Everyone Active continued to report their performance monthly to officers, with notable improved performance being reported from June 2021.

In September 2021, Everyone Active reprofiled their performance based on the first 6 months of the year and adjusted the year end position to a projected surplus of £288k. It was noted that this was still a forecast and could change again depending on a number of factors including COVID restrictions over the winter months. It should also be noted that this readjusted figure allows for the closure of Abbey Fields and Castle Farm from January 2022.

Development Control received a large planning fee relating to the proposed Gigafactory in the District, resulting in the significant uplift in income for the period.

A recurrent contingency budget of £750k per annum was established as part of Budget setting in February to mitigate the expected long-term reductions in car park income because of reduced activity, driven by changing shopping, social and work habits. Following a challenging first quarter where a number of restrictions were still in place, car parks across the District then benefitted from increased activity throughout the Summer. This was driven by the return of key outdoor events, including the Leamington Food Festival, which drove footfall. Other car parks, primarily those linked with the parks and recreation sites, also saw higher than forecast activity, likely due to the restrictions around foreign travel that were still largely in place over this period, resulting in more people visiting UK and local attractions.

While the winter periods might present further challenges for this service (outside of Christmas), it was expected that the requirement for this contingency might be reduced going forwards. This would be reflected through releasing £250k on a recurrent basis from this year, with a further recurrent £250k being released from the start of 2022/23.

Bereavement activity started to stabilise following a year of increased activity, with levels of burials and cremations being driven last year by COVID-19 related deaths, giving rise to additional income. As at quarter 2 income was currently £200k adverse against budget. The ongoing demand for the services was reviewed as part of the fees and charges and budget setting processes.

Additional waste collections continued into 2021/22, with increased volumes requiring collection from residential properties due to the continuing prevalence of remote / hybrid working. This was incorporated into the new waste contract commencing in August 2022. In 2020/21, the additional cost of collection totalled £600k. This was, in part, offset by increased recycling income received during the year, also driven by increased collection rates.

Increased levels of temporary B&B accommodation were used since the

start of the pandemic, to a cost of an additional £244k year to date. However, the Council would receive Flexible Homelessness Support Grant to fund this additional expenditure.

A number of other COVID-19 specific costs were incurred during the first half of the year, including the provision of Personal Protective Equipment and cleaning / sanitation. These costs would continue as the Council continues to mitigate the risks, and to support the move to hybrid working from November.

The Government extended its sales, Fees and Charges COVID-19 Income Compensation Scheme last year to continue into Quarter 1 2021/22, based on the same principles:

- The local authority will absorb the first 5% of the loss.
- The Government will fund 75% of the loss thereafter.
- The losses were in respect of sales, fees and charges that were not recoverable (including the concession fee from Everyone Active).
- Rents, commercial income, and interest receipts are excluded.

The Quarter 1 return was submitted on 22nd September, outlining £566k of lost income as a result of COVID-19. It was worth remembering that across this period (April-June) there were still varying levels of restrictions still in place. Following on from the principles as outlined in 1.3.5.1 of the report, this equated to a claim of £424k.

Within the Medium Term Financial Strategy last reported to Cabinet for Q1, estimated income in respect of this scheme was calculated at £600k. Therefore, an adjustment of £176k had to be incorporated into the latest update of the strategy.

The Council's wholly owned Housing Company Milverton Homes Ltd (Company Number 13123477) entered into a Joint Venture (Crewe Lane LLP) with housing developer Vistry Partnerships Ltd (Company Number 00800384) to facilitate the construction of 620 dwellings in Kenilworth on 27th August 2021. To finance the JV, the Council issued four loans of varying terms to the value of £50m. A further £10m in loans was committed to be issued in April 2022.

All loan interest and capital repayments would be serviced by and were the liability of the JV with necessary legal and financial securities and charges in place to protect the Council's interests in line with expert legal and financial advice. The loan interest payable to the Council from Crewe Lane LLP was charged at a commercial rate and any surpluses would be retained by the Council to support service operation. This was expected to return £964k in 2021/22. The 248 Affordable and Social Housing Dwellings would be constructed and handed over to the Council's HRA over a phase period ending in approximately 2028. Milverton Homes also committed to purchase 62 further dwellings.

Within the 2021/22 Budget agreed by Council in February there was a Contingency Budget of £200k for any unplanned unavoidable expenditure. To date £223k was committed from this budget. This would be further reviewed as part of the 2022/23 budget setting process.

The progress against the Budget savings proposals is outlined in section 1.3 of the report.

In respect of current year variances - Housing Revenue Account, variations were identified by the Accountancy Team in conjunction with the relevant budget managers, giving a favourable variance of £1.549m as of 30 September, with a forecast favourable variance for 2021/22 of £94k. A summary of this was provided below:

| 2021/22 | | | | |
|----------------|--|-------------------------------|--|----------------------|
| Service | Variation Description | Q2 Variation £'000 | Forecast Full Year Variation £ '000 | Rec / Non-rec |
| HRA | Staffing (after Vacancy Factor Adjustment) | £51 F | £200 F | Non-rec |
| | Council Tax vacant properties | £48 A | £90 A | Non-rec |
| | Housing Repairs | £1,600 F | - | Non-rec |
| | PV (Solar) Panel income | £38 A | - | Non-rec |
| | Warwick Response equipment | £16 A | £16 A | Non-rec |
| TOTAL | | £1,549 F | £94 F | |

Staffing resources across the Housing Revenue Account saw similar issues to those impacting the Assets teams. Sickness and recruitment challenges were present and were likely to continue going forwards in the immediate future.

Continued delays in receiving invoices from contractors for housing repairs, both major and responsive, was leading to the favourable variance YTD. As reported at Q1, a process was implemented to ensure order data from the Housing Management System (Active H) appeared in the new Finance Management System (FMS) as orders were raised, ensuring expenditure reporting was more robust and timelier than it was through the existing FMS. The new FMS went live on 8 November. A further update would be provided for Q3, with any necessary changes made via the budget setting process. It should be noted that major and responsive works were ongoing, with the expectation that the £6.450m would be utilised.

The time with which properties were vacant between tenancies increased since the start of the pandemic. Resourcing issues with ensuring contractor access for repairs and cleaning resulted in delays in being able to get new tenants into these properties. During the period of vacancy, it was the HRA which picks up the cost of the Council tax. There were delays in receiving Solar panel income from the supplier. This was expected to be resolved during the year.

A one-off purchase of equipment to support the installation of a new Warwick Response system was made in this period. Warwick Response as a service would benefit from increased income and efficiencies going forward as a result of the expansion of the service, having now taken on customers from North Warwickshire as part of an ongoing service agreement.

For Recommendation 2 – Budget Savings Progress, managers provided updates as to expected delivery against the Budget Savings Proposals agreed originally in December 2020, and last reviewed as part of the Q1 report.

The latest updates resulted in a further reduction in expected delivery of savings from Digital Transformation in 2021/22 of £75k to £200k. Kenilworth Leisure Centre borrowing was forecast to be delayed by 6 months to 2024/25, so savings £250k in 2023/24.

Within the savings, a £500k 'in-year underspend' was allowed for. At this point in the year, nothing was explicitly allocated to this. However, as part of the on-going Budget monitoring throughout the remainder of the year, any projected savings would be allocated against this heading. Appendix 1 to the report set out a full breakdown of the progress on the Budget Savings Proposals.

With many of these savings still requiring much work to be carried out, a more prudent stance was taken in projecting the likely savings from some initiatives. These savings were reviewed monthly by the Management Team to seek to ensure that the savings initiatives were duly progressed. For Recommendation 3 – the Medium Term Financial Strategy (MTFS) was last formally reported to members in September as part of Q1 Budget report. At that stage the profile of revenue savings to be found was as follows:

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Deficit-Savings Req(+)/Surplus(-) future years | -163 | 448 | 938 | 715 | 515 | 241 |
| Change on previous year | 0 | 448 | 490 | -223 | -200 | -274 |

As well as the in-year changes detailed in section 1.1 of the report, there were a number of key changes to the MTFS for future years, as outlined below:

Fees and Charges were reviewed across all Service Areas, with the detail being presented to this Cabinet in its own report (Fees and Charges 2022/23 – Ref 1194), which was considered in the November Cabinet meeting.

The proposed fees and charges present an overall forecast increase in income of £828k. As amounts totalling £399k were already factored into the MTFS (inflation and service initiative programme), the remaining balance of £429k would now also be included.

Officers were also continuing to liaise with senior Everyone Active representatives to agree the financial projections for 2022/23 and an

agreed approach to payment of the concession to the Council. These figures would be reported to Cabinet as soon as they were confirmed. At this stage the MTFS included the full contractual concession for future years which increments up to £1.66m by 2026/27.

Regarding the Waste Contract and Recycling Centre Fire, the impact of the fire in July at the Ettington recycling centre was still uncertain currently. Currently a £1m contingency was put into the MTFS to support any additional costs incurred from this. Further developments on the response to the fire, along with confirmation of the new waste contract, would be incorporated into the Budgets to be reported to Members in February.

When considering the changes outlined in the report, the position of the Medium Term Financial Strategy is as follows: -

| | 2021/22 (Latest) | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Deficit-Savings Req(+)/Surplus(-) future years | -557 | -1,258 | -1,230 | -1,900 | -1,571 | -1,107 |
| Change on previous year | 0 | -1,258 | 28 | -670 | 329 | 464 |

It was noted that the Medium Term Financial Strategy currently presented a surplus position across all years of the strategy. However, a number of these years' surpluses were driven primarily by the non-recurrent income received from the loan interest serviced by Crewe Lane LLP, for which the last year was 2026/27. Once this was excluded, the underlying position moving forward was a forecast £400k surplus. This surplus was still driven by two factors which remained significant risks:

- The achievement of the savings and increased income specifically the sum identified for green waste charging (Section 1.3 and Appendix 1 to the report)
- The concession from Everyone Active, as discussed in paragraph 1.4.4 of the report.

Therefore, it was still essential for the long-term financial standing of the Council that delivery on the ambitious budget proposals, reviewed last quarter and discussed in section 1.3 of the report, was achieved. Furthermore, the Council had significant risks following the fire at the Pure Recycling plant; the labour market in relation to HGV drivers; and its income streams due to the uncertainty around the pandemic.

Based on the General Fund gross expenditure of c£70m, this forecast surplus was under 1%. Noting the potential volatility of certain income and expenditure streams, the surplus was very low, and could very easily slip into a deficit position.

Appendix 3 to the report was included with the report to show the effect on the Medium Term Financial Strategy if none of the Budget proposals

outlined in Appendix 1 to the report were to be achieved from 22/23. The summary of this was as follows:

| | 2021/22 (Latest) | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Deficit-Savings Req(+)/Surplus(-) future years | -557 | -1,258 | -1,230 | -1,900 | -1,571 | -1,107 |
| Change if budget proposals not achieved | 0 | 2,008 | 2,639 | 2,866 | 3,086 | 3,020 |
| Potential Deficit | -557 | 750 | 1,409 | 966 | 1,515 | 1,913 |

Recommendation 4 in the report – Allocation of General Fund Surplus, showed that the current year forecast surplus of £557k was proposed to be allocated to the Service Transformation Reserve.

The use of all the Council's Reserves and Balances would be considered further as part of the Budget Report in February 2022.

Recommendation 5 in the report – Capital Variations had the following proposed changes to the Capital Budget identified:

- 1) Castle Farm Sports Pitch Drainage—£73k slippage into 2022/23.
- 2) Play Area Improvements- £100k slippage into 2022/23.
- 3) 2nd Warwick Sea Scouts- £337k saving as project complete (£250k paid back by Sea Scouts).
- 4) Lord Leycester Warwick Town Wall- £100k slippage into 2022/23.
- 5) Covent Garden Electrics- refunds of £113k to go back into Corporate Asset Reserve.

In respect of Recommendation 6 in the report – Commonwealth Games Street Dressing, Officers were working closely with the Organising Committee of Birmingham 2022 Commonwealth Games as further details emerged on volunteering, Live Sites, and street dressing for summer 2022. In February 2021 an allocation of £83k was made from the Commonwealth Games Reserve to cover these three areas of work, the figures being based on the information that officers had at the time. Whilst the costs associated with volunteering and live sites remained relatively static over the last 10 months, the street dressing work stream evolved.

The official Look Book containing the range of street dressing items was released in late October, allowing officers to undertake more detailed planning and costing of proposals for the District. The range of street dressing offered an opportunity for the district to "dress" the towns to

show them off to their best making local residents proud of their district and to create a real sense of arrival for visitors during the Games. The original plan was to focus on relatively low-key street dressing on the walking routes to the venues (B2022 would dress the 2 venues i.e., St Nicholas Park and Victoria Park), some specific dressing at the Live Site in the Pump Rooms Gardens (WCC would dress the Warwick Live site in Market Square) and some targeted dressing in Kenilworth and Whitnash in partnership with the Town Councils.

However, on reflection, it was felt that the Council was missing a trick in celebrating the District. It was considered that this more ambitious approach would make a real impression for residents and visitors to the district and might create a model that could be replicated for future large events in the district.

To achieve this more high-profile approach, additional budget was required. Work was ongoing to finalise the proposals for the various street dressing items in terms of costs and locations, and whilst officers engaged with each of the Town Councils, details of the financial contributions from the respective town councils were yet to be confirmed. Therefore, it was requested that Cabinet agree to a further allocation of funding of up to £67,000, in addition to the £83,000 already in the budget, with approval for spending this budget allocated to the Chief Executive, Head of Cultural Services (joint sponsors of the project) in consultation with the Portfolio Holder for Leisure, Tourism and Culture. The allocation was proposed to be made from the Service Transformation Reserve.

Recommendation 7 in the report – Housing Finance Business Partner showed that as the Council increased and developed its Housing strategy, both through the Housing Revenue Account funded new housing developments, and through the establishment of a Local Housing Company (see section 1.1.9.5 of the report), the resources within the existing Accountancy Team increasingly became stretched. Therefore, it was agreed, with consultation and support from the Head of the Housing Revenue Account and the Head of Finance, that a new permanent post was added to the establishment.

The post would play a key role in the provision of a comprehensive accountancy service for Housing, including HRA and Local Housing Company support for the Council and to assist the Principal Accountant with their responsibilities.

The post was expected to require a budget of £46,200 per annum, proposed to be funded from the Housing Revenue Account Capital Investment Reserve.

There were no alternative options presented.

The Finance & Audit Scrutiny Committee supported the recommendations in the report. The Committee also welcomed the fact that the Everyone Active forecast income was showing a positive variance. The Committee requested an analysis of the income received from EA to date for each year of the current contract including compensation from the government during the pandemic for lost concession fees.

In response to comments from Members, the Portfolio Holder reminded them that the budget was only truly correct when first produced, future events such as potential lockdowns might alter it. He emphasised the need to deal with all oncoming challenges whilst still supporting residents and businesses to the best of our ability. The Leader of the Council echoed these comments and added that WDC had already set out the anticipated joint savings, so if the merger was not approved by Council an emergency meeting would be scheduled for January 2022 to discuss the required additional savings.

Councillor Hales then proposed the report as laid out.

Recommended to Council that the 2021/2 forecast surplus is reviewed further as part of the February 2022 Budget report, with the forecast saving of £557k allocated to the Service Transformation Reserve.

Resolved that

- (1) the latest current year financial position for both Quarter 2 (General Fund £312k Favourable and Housing Revenue Account £1.549m Favourable) and forecast for the year (General Fund £557k Favourable and Housing Revenue Account £94k Favourable) be noted, with the key variations that drive these positions;
- (2) the updated profile of budget saving schemes originally approved in December 2020 be noted;
- (3) the impact on the Medium Term Financial Strategy (MTFS) due to changes detailed within the report, and how these changes are expected to be accommodated, be noted;
- (4) the current capital variations for schemes originally approved in February 2021 be noted;
- (5) a further allocation of up to £67,000 for Commonwealth Games street dressing, to be funded from the Service Transformation Reserve be approved by Cabinet; and
- (6) an allocation of £46,200 per annum be approved by Cabinet for the provision of a new Housing Finance Business Partner, to be funded from the Housing Revenue Account Capital Investment Reserve.

The Portfolio Holder for this item was Councillor Hales)
Forward Plan Reference 1,249

Part 2

(Items upon which a decision by the Council was not required)

82. Council Motion – Leisure provision in Kenilworth during construction of new facilities

The Cabinet considered a report from Cultural Services. A Notice of Motion was presented to Council on 20 October 2021 and passed unanimously asking the Cabinet to work with Everyone Active to put in place creative and imaginative solutions to ensure that during the demolition and construction work at Abbey Fields and Castle Farm, as many existing members of Everyone Active are both retained and encouraged to take exercise.

Officers would continue to work with Everyone Active to develop a wide range of alternative options for customers of Abbey Fields and Castle Farm to exercise during the construction period at these sites. These options would be communicated through a range of channels throughout the closure period.

The Motion presented to Council sought reassurance that the Cabinet and officers would work closely with Everyone Active (EA) to ensure that wherever possible, alternative options were available for customers of Abbey Fields and Castle Farm to continue to take regular exercise when the facilities are closed from January 2022 to Spring/Summer 2023 to allow the new facilities to be constructed.

Work was ongoing for some time to relocate programmed activities from Abbey Fields and Castle Farm to identified spaces within the other district sports facilities. Everyone Active were confident that they would be able to offer alternative sessions to all of their users during the build period. It was, however, recognised that some of the alternative options would require customers to travel to access their classes/bookings. Officers and EA were doing what they could to provide as many options as possible as close as possible to Kenilworth. Appendix 1 to the report detailed the latest position regarding alternative provision.

A detailed communications plan was in place to ensure that all EA members and residents of Kenilworth were aware of the alternative provision during the construction of the new facilities. This would include direct mailing of EA members, updates for club and school bookings, and updates on EA and WDC websites directing customers to a range of options. An example was attached as Appendix 2 to the report; an email to parents with children on swimming lessons.

Item e) in the Motion to Council made the statement that “any loss of members by Everyone Active during the demolition and construction work will result in lost income to the District Council and so will be a potential cost to local taxpayers”. This was not entirely accurate as the Council would have an agreed financial position with EA which would factor in the closure of the facilities, and project a level of recovery when the sites reopened. It should also have been noted that Abbey Fields and Castle Farm both currently ran at a loss, with the value of the contract coming from the modernized Newbold and St Nicholas Park centres.

In terms of alternative options, Cabinet could ask officers to work with Everyone Active to provide additional indoor activities at alternative venues i.e. (village halls and function rooms), but these would come at an additional cost to the Council and would also compete with local established independent providers.

Councillor Bartlett proposed the report as laid out.

Resolved that

- (1) the actions that are already underway as detailed in Appendix 1 to the report, be approved; and
- (2) the explanation in the report relating to item e) in the Motion to Council be noted.

(The Portfolio Holder for this item was Councillor Bartlett)

83. Housing Revenue Account Business Plan

The Cabinet considered a report from Finance. The Housing Revenue Account Business Plan (HRA BP) was reviewed annually and updated to reflect changes in legislation, the housing market and business assumptions.

The Council needed to present a 30-year HRA BP as a minimum but adopted a 50-year HRA BP which needed to remain viable in line with the longer-term financial commitments, allowing the Council to manage and maintain its housing stock, to proceed with the projects already approved by Cabinet, to service the debt created by the HRA becoming self-financing, to service the debt from new borrowing and provide a financial surplus.

It was recommended the review of the Housing Revenue Account Business Plan and Housing Improvement Plan revision should be approved to enable the budgets to be revised accordingly.

It was also recommended the HRA BP continued to be revised annually. The HRA BP needed to remain robust, resilient, and financially viable. Revising the HRA BP annually ensured the Council's HRA was able to continue to deliver its ambitious development programme, provide much needed social and affordable housing in the District and facilitate the re-financing of the £136.2m 2012 self-financing loan which was approved at the 11 January 2012 Executive Meeting. The plan to refinance the self-financing debt would result in either the partial or full refinancing of the £136.2m loan for a longer period of time.

The HRA detailed the plans for development and acquisition expenditure in the Housing Investment Plan (HIP) alongside its budgets for the major works of its housing stock. In recent years there were extra demands placed on the HIP from housing development schemes, but also from the requirement to complete increased levels of work and costs linked with maintaining and improving the housing stock in line with the Climate

Emergency announcement in 2019 and increased levels of Fire Safety Works. The HRA 10-year HIP ensured the long-term planning of these costs, schedules of works and developments to ensure there were sufficient resources in place.

The revised HRA BP provided for a minimum operational balance of £1.5m after all appropriations were deducted. This minimum surplus was increased annually for inflation alongside ensuring a revenue surplus to be achieved annually for transfer to the HRA Capital Investment Reserve (CIR). As shown in Appendix 2 to the report, the balance of the HRA CIR at the end of the current financial year was expected to be £23.1m and, based on current projections, would reduce annually until 2031/32 when it would start to increase again.

The original self-financing plan was to service the PWLB Maturity Loan interest cost for 40 years and then begin paying the £136.2m debt capital back in intervals of £13m-£19m over a 10-year period from 2051/52-2061/62. In prior versions of the HRA BP there were sufficient balances within the CIR and Major Repairs Reserve (MRR) to facilitate the repayment of this debt, but this was no longer possible due to the strain on the model caused by the additional climate change and fire safety works alongside increased development and rent increases being reduced due to the impact of Covid-19.

By 2061/62 there was a forecast capacity to pay £82.4m of the debt made up of a balance of £43.7m in the CIR and £38.7m in the MRR. At this point the HRA had the option to refinance the loan repayments for the period 2051/52-2061/62 and repay some of the debt. Specialist advice was sought from Link Treasury Management, who confirmed that there was no legal requirement to repay the debt within the original timeframe linked with the Government's original Self-Financing legislation. It was advised that a number of other Local Authorities took the decision to refinance their self-financing debt to enable them to focus on house building and other priorities in the short term. Indeed, this was the financial model adopted by many housing associations. Link Treasury Management advised that a similar level of interest repayment should be assumed in the HRA BP for an indefinite period if the decision to refinance the repayment of Debt Capital was made.

Approval of any plans for the partial repayment of debt would need to be revised at that point in time alongside the assessment of further borrowing required. The HRA Business Plan remained viable when continuing to fund the annual £4.765m in self-financing interest payments for the 50-year plan.

The revised HRA BP would be able to maintain existing service provision, fully meet the responsive and cyclical repair needs of the HRA stock and continue to invest in refurbishment and improvement work to maintain the Decent Homes Standard through the HIP.

The removal of the HRA Borrowing cap on the 30 October 2018 by the Ministry of Housing Communities & Local Government (MCHLG) was implemented to enable Councils to build more homes. During MHCLG's consultation on the matter the borrowing cap was stated to be the biggest barrier to Councils building new homes and as such the cap was removed to "reaffirm the appetite to deliver a new generation of council homes".

A further Central Government policy borrowing change on 12 March 2020

advised that the HRA was to be given favourable rates of financing to borrow for acquisitions or construction of Social and Affordable Housing resulting in a reduction in interest rates of 1% from 1.86% to 0.86% where the purpose was for housing related expenditure. Details of all currently approved borrowing for such schemes and the subsequent timing of repayment of this debt were noted on Appendix 2 to the report.

The underpinning HRA BP assumptions were set out in Appendix 1 to the report, with explanatory notes documenting all changes from the previous iteration of the HRA BP. These changes were applied to the HRA BP which was revised, taking the closing 2020/21 financial position as the baseline through to 2070/71. The revised Plan was set out in Appendix 2 to the report. A summary of the changes between the previously approved 2020/21 iteration of the HRA BP and the revised current year Plan were set out in Appendix 3 to the report.

A 10-year HIP was adopted in the December 2020 Cabinet report to enable the Climate Emergency and Fire Safety works to be completed and enabled the HRA BP to remain financially viable as a result of phasing the expenditure across a longer period. The new HIP was noted in Appendix 4 to the report and contained the following costs over a 10-year period:

- £35.7m Stock Condition Survey works.
- £26.6m Climate Emergency works associated with the Council declaring a Climate Emergency.
- £30.0m required for Fire Safety works in line with Fire Risk Assessments resulting from the Grenfell Tragedy.
- £6.7m Decarbonisation Grant funded works in line with central government partnership schemes.

In conjunction with the utilisation of borrowing the development projects in the HIP also contained the approved Housing Development and Acquisition Projects which were generally funded from a mix of:

- External Borrowing.
- The HRA Capital Investment Reserve.
- Right to Buy (RTB) receipts from the sale of council houses.
- Homes England Capital Grant.
- Other Grants.
- Capital Receipts from Affordable Homes Shared Ownership sales.

The Major Repairs Reserve (MRR) was a ring-fenced account for the purpose of maintaining and improving existing housing stock. The HIP also contained the planned spend for the HRA's Capital Major Improvement and Renewal works to the Councils Housing Stock, these works were mainly funded using a mix of:

- the Major Repairs Reserve;
- Capital Grants.

The works funded using the MRR were scheduled using separate stock condition surveys which were completed with a specialist housing consultancy, Michael Dyson Associates Ltd. These surveys provided information in respect of the condition of the main elements, known as stock attributes, of HRA homes. This survey information, complementing

information from the in-house team of surveyors, enabled a comprehensive picture of the current state of, and consequently the future investment needs, of a range of stock attributes such as kitchens, bathrooms, roof coverings, windows, doors and rainwater goods. The surveys undertaken to date allowed the Council to fix a baseline position for the entire HRA stock which, in turn, allowed for the maintenance needs to be costed for the lifetime of the revised HRA BP.

This baseline would continue to be refined in future years through a combination of in-house surveying and data analysis and was updated to factor in the Climate Change and Fire Safety works. The exiting 2021/22 HIP budget allocation would be directed to meet the most pressing needs, with a full revision of the profile of the future HIP to take place next financial year, to ensure that all the poorest condition attributes were remedied as quickly as possible, and a tailored investment programme was put in place to replace items on a timely basis.

The MRR was forecast to have a closing balance of £5.4m at the end of the current financial year. The balance of the MRR was increased annually by the amount of the annual depreciation charge to the HRA stock, which for 2021/22 was an estimated £6.2m. Based on current projections and the large financial strain on the HRA BP to deliver stock condition works, climate change works noted in Appendix 2 to the report, the MRR balance was expected to drop as low as £4.9m by 2022/23. It would however remain sufficient to fund the required level of improvements necessary as it would be topped-up using a contribution from the CIR with the balance beginning to increase after this point and by 2029/30, when the HRA should have completed the Climate Change and Fire Safety works, the balance returns to prior year levels of £10.0m.

The HRA Housing stock itself was re-valued annually and further confidence in the viability of the HRA BP can be derived from the current valuation noted in Appendix 5 to the report of £411.123m based on the Existing Use Valuation methodology for social housing or £1.018bn based on an unrestricted use valuation as at 31 March 2021. These valuations were significantly higher than the peak projected total borrowing of £237.3m in 2027/28 resulting from a combination of the £136.2m self-financing debt and additional £101.1m debt resulting from further borrowing to finance housing acquisition schemes. The additional housing acquisition debt was fully serviced from the rents received from the new dwellings.

A number of housing acquisitions, development schemes and land acquisitions were approved as noted in the HIP at Appendix 4 to the report, some of which would be funded using borrowing from the Public Loans Works Board (PWLb) to ensure that sufficient balances remained in the MRR and CIR. There were two material Land Purchases contained within the HIP which were yet to have the development plan approved. It was expected that these sites would warrant separate Cabinet approval with the Housing Strategy and Development Team working on the optimum development plan to ensure that these schemes were financially beneficial to the HRA. The cost of carrying these land acquisitions was one of the negative contributing factors to the HRA BP's reducing CIR and MRR balances up to 2025/26. It was expected that once the sites had been developed, the rental income would improve the long-term projections for

the HRA BP and was likely to improve the capability to repay more of the Self-Financing Debts. Nevertheless, the short term negative financial impact on the HRA was material and needed to be noted where large parcels of land were purchased, especially when there was a significant time lag between purchase and sales or occupation of homes taking place to generate rental income. Alternative delivery models were also explored that might have enabled the land to be developed outside the limited capacity of the HRA BP or in partnership with other entities.

The ongoing construction and acquisition projects for new homes aimed to offset the projected reduction in the HRA stock resulting from continuation of Right to Buy sales at current levels. The below table showed the anticipated total stock changes as at 2070/71 including potential additional dwelling acquisitions and developments being explored as part of the Councils ambitious housing development plan:

| New Build potential | | | | |
|----------------------------|--------------------------|---------------------------|--------------------|-------------------------|
| Term | Approved New Build Homes | Pre-Approval status Homes | Right to Buy Sales | Net HRA stock reduction |
| 2020/21 to 2070/71 | +521* | +1061 | -1,734 | -152 |

* Assumes all ongoing and previously approved plans were maintained.

The model above demonstrated that even with the potential 1061 pre-approval status dwellings being included the net HRA stock reduction was still 152 dwellings in deficit. If, however a long-term commitment could be made to acquire a further 40 homes per year on average from years 11-50 in the HRA BP then a further 1600 dwellings would be added to the HRA Housing stock. This would equate to a net HRA stock addition of 1448 dwellings which would negate the Right to Buy losses.

The Council entered the Right to Buy Capital Receipts Pooling arrangement with MCHLG in 2012 in line with HRA Self Financing. As part of the agreement the Council was only able to retain a predetermined % of the Right to Buy Capital Receipts. The level of an authority's retainable RTB receipts in any year also known as 1-4-1 Capital Receipts was the total amount of its Right to Buy Sales receipts. An excerpt of the Councils receipts retained in 2020/21 were noted below:

| RTB Pooling summary 2020/21 | £ | % |
|---------------------------------|------------------|------------|
| WDC HRA Transaction Cost | 27,300 | 1 |
| WDC HRA Debt contribution | 377,267 | 16 |
| WDC GF share (any purpose) | 405,475 | 17 |
| WDC Buy Back allowance | 38,249 | 2 |
| WDC 1-4-1 allowance | 550,193 | 23 |
| Treasury share | 960,966 | 41 |
| Cumulative Total Receipt | 2,359,450 | 100 |

From 1 April 2021 the Ministry of Housing, Communities and Local Government (MHCLG) changed the rules in the Right to Buy (RTB) Pooling Receipts Retention Agreements between the Secretary of State and

authorities under section 11(6) of the Local Government Act 2003 to enable them to retain increased RTB receipts and made amendments to the Local Authorities (Capital Finance and Accounting) Regulations 2003 that came into force on 30 June 2021.

A summary of the changes affecting the HRA BP were:

- The timeframe local authorities needed to spend new and existing Right to Buy receipts before they breached the deadline of having to be returned to Central Government was extended from three years to five years on the understanding this would make it easier for local authorities to undertake longer-term planning.
- The percentage cost of a new home that local authorities could fund using Right to Buy receipts was also increased from 30% to 40% to make it easier for authorities to fund replacement homes using Right to Buy receipts, as well as making it easier to build homes for social rent.
- Authorities could use receipts to supply shared ownership and First Homes, as well as housing at affordable and social rent, to help build the types of home most needed in their communities.

The Councils Policy was to spend the 1-4-1 Capital Receipts in line with the new 40% rule within the 5-year deadline on housing acquisition and development schemes as the Pooling rules would allow. Prior to this policy change the Council always managed to meet the deadlines associated with the 3-year rule. Appendix 4 to the report showed that the balance of any remaining receipts in the 5-year cycle would be used to support housing construction/acquisitions within the plan.

There was no such repayment time limit on the councils Buy Back capital receipts, the Council ensured they were used annually in line with the 50% funding rule to reduce the cost of acquiring former Council Homes.

A number of options would continue to be considered to mitigate the reduction in HRA stock including:

- Acquisition of existing homes.
- Acquisition of s106 affordable homes.
- Redevelopment of existing HRA homes.
- New build on Council owned land, including garage sites.
- New build on acquired land.
- Joint venture options.
- Buy Back of Social Housing.

The Council was officially awarded "Affordable Housing Investment Partner" status from Homes England (HE) in 2020 which enabled the Council to apply for grant funding. Where available, grant would be sought to support currently approved and potential new housing schemes to lessen the impact on the HRA Business Plan. Appendix 4 to the report showed that to date £4.066m in grant was approved to support the funding of schemes.

Due to this new agreement with HE and to ensure that all future acquisitions remained viable, all future Affordable Housing Acquisitions

linked with Homes England would need rents to be set at the national standard of Affordable rents which are 80% of local market rents. Existing Affordable Housing tenants housed in the HRA's current affordable schemes would continue to pay the historic "Warwick Affordable" rents for the remainder of their tenancy which were charged at a mid-point between Local Market Rent and Social Rent to buffer the impact of this change. This policy change was approved in the HRA Rent Setting report in February 2021 and was assumed in the HRA BP projections.

As part of the Capital Grant Conditions linked with receiving HE grants the Council had a new legal responsibility to maintain a Recycled Capital Grant Register in the case that the HRA ever disposed of any land or dwellings which were funded using HE Affordable Homes Grant. In the case of a Right to Buy sale or sale of land the Council needed to either pay back the capital receipt to HE or recycle it and reinvest it by purchasing a replacement affordable home compliant dwelling. This register would need to be maintained in perpetuity and audited for as long as the dwellings and land were held on the Council's HRA asset register. It was expected that Right to Buy sales to dwellings purchased using HE grant would only start in 7-15 years when the new build dwellings became affordable to tenants with longer RTB discounts.

The Council and registered providers could purchase affordable, social rent and shared Ownership dwellings from developers at below market value as they were subsidised by the Homes England Affordable Homes Programme 2020-2024. It was usual for a mix of social, affordable, and shared ownership dwellings to be sold in a preagreed mix. This enabled the Council to increase stock numbers by enabling the dwellings to be purchased at below market value to enable the Council's HRA to fund the purchase using the reduced levels of social and affordable rents which must be charged to tenants residing in social and affordable dwellings. When shared ownership dwellings were purchased as part of affordable homes acquisitions the Council's HRA must find buyers to purchase between 10-25% of the dwelling initially and then pay a % of market rent for the remaining % of the dwelling. This initial % purchase in turn generated a capital receipt for the Council's HRA which was retained to cross subsidise the cost of the Council purchasing the dwellings in such schemes. The shared owners were then able to buy a further % of the dwelling known as "staircasing" until they own 100% or a locally capped % of the dwelling in some circumstances. There was no requirement for the owner to purchase latter % shares, Appendix 4 to the report showed that £10.354m was anticipated from shared ownership sales in the 10-year HIP.

All shared ownership capital receipts must be retained by the Council's HRA to ensure the HRA BP remains viable and such receipts were reinvested to reduce acquisition expenditure.

The uncertain impact of Covid-19 on rents, bad debt, arrears and reduced RTB Sales was factored into the HRA BP and assumptions were noted on Appendix 1 to the report. The reduction in rental inflation linked to RPI and CPI in the previous year meant that rents did not increase at the levels that were expected. In turn it appears this year the anticipated rent inflation was higher than expected which levelled out the rental income assumptions.

Industry experts Savills advised the negative impact of the Covid-19 pandemic would be felt for three to five years due to fluctuating rent inflation and increased rent arrears due to the economic uncertainty. Appendix 6 to the report shows an analysis of the changes in rent arrears from 2019/20 to 2020/21 using an extract from the Council's Financial Statements. Net arrears increased by £326k which meant the Council had to increase its bad debt provision by £385k in the last financial year. A number of approaches were adopted to reduce the levels of arrears caused by the Covid-19 pandemic and it was anticipated that this was a temporary increase which would return to pre-pandemic levels in due course as the economy recovered.

The HRA BP would continue to be carefully monitored, the stock condition information maintained and improved, and an annual review of the underpinning assumptions undertaken to allow any further revisions to be reported to Cabinet as part of the HRA budget setting process. However, Members noted that there was still a considerable level of uncertainty in respect of the financial impact of Covid-19, prudent assumptions were factored into this model as noted in Appendix 1 to the report but if the economy did not return to pre-pandemic conditions in the next three to five years, this could impact the BP further and might impact the HRA's ability to provide the same level of Climate Change and Stock Condition works.

Linked with recommendation 5 in the report, the Council was delivering an ambitious housing development programme with around 1,582 new affordable homes in the pipeline, addressing where able, the Council's environmental and sustainability standards. In addition, a new wholly Council owned Housing Company (Milverton Homes Limited) was established, and this was supporting the development of a major site in the district through a Joint Venture. This was delivering a number of benefits to the Council including 248 new zero-carbon homes and generates c£9m income for the Council over 6 years and c £7.2m for Milverton Homes. The company was working on other key sites across the district that were of particular interest to the Council and was exploring two other joint venture opportunities. As a consequence, the service faced a considerable amount of work particularly over the next 2.5/3 years and required additional resource support to enable these key workstreams to be progressed. The Head of Housing was exploring options for delivering the work programme.

In terms of alternative options, the assumptions underpinning the HRA BP could be left unchanged from those that underpinned the version approved by Cabinet in 2020. This was rejected as it would result in the BP not reflecting the most up to date policies, strategies, and research on the conditions of the local housing and land markets. The plan would therefore not be able to deliver services in a way that was viable, maintain services and service the debts taken on by the Council.

Members could choose to vary the assumptions within the HRA BP or agree alternative policies, service standards and investment options. If these alternative options were financially viable and deliverable, the HRA BP could be amended. However, officers consider that, given the uncertainties around what would ultimately emerge into legislation from the Housing and Planning Act, it would be prudent to retain the current

assumptions and policy positions that underpin the HRA BP at this stage.

The Finance & Audit Scrutiny Committee supported the recommendations in the report.

The Portfolio Holder and the Deputy Chief Executive, Monitoring Officer & Legal Client Manager stated that due to the number of variables in the business plan, the following words should be added to the end of recommendation one:

"subject to minor revisions as agreed by Head of Housing in consultation with Head of Finance, the Portfolio Holders for Home, Health & Wellbeing and Transformation & Resources."

Councillor Matecki then proposed the report along with the recommended additional wording.

Resolved that

- (1) the revised Housing Revenue Account Business Plan (HRA BP) assumptions, as set out at Appendix 1 to the report, and the revised HRA BP for the 50-year period 2020/21 to 2069/70, as set out at Appendix 2 to the report, be approved, subject to minor revisions as agreed by Head of Housing in consultation with Head of Finance, the Portfolio Holders for Home, Health & Wellbeing and Transformation & Resources;
- (2) this refreshed HRA BP has factored in a number of recently approved developments within the service area, some of which are presented for approval in December 2021 Cabinet alongside this report, be noted;
- (3) the 10-year Housing Investment Plan capital budgets noted in appendix 4 for the construction and acquisition of new Council housing, funding for major works to housing stock and four new Department for Business, Energy & Industrial Strategy (BEIS) Climate Change Grant funded works schemes in relation to successful Grant and Match Funded Works Bids to make Council homes warmer to achieve a greater Energy Performance Certificate (EPC) standard be approved; and
- (4) negative impact assumptions stated in Appendix 1 to the report have been included in the financial modelling shown in Appendix 2 to the report relating to Covid-19, bad debt levels and reduced Right to Buy (RTB) sales for a 3-5-year period alongside an increased levels of arrears, be noted.

Recommended to Council that

- (1) a staffing budget increase of up to £102k (inclusive of on-costs) to provide additional capacity, be approved, and authority be delegated to the Head of Housing in consultation with the Portfolio for Health, Homes and Communities to determine the specific detail of resource requirements. The additional funding required falls within the HRA.

(The Portfolio Holder for this item was Councillor Matecki)
Forward Plan Reference 1,256

84. Rural/Urban Capital Improvement Scheme (RUCIS) Application

The Cabinet considered a report from Finance, which provided details of the following six Rural/Urban Capital Improvement Scheme (RUCIS) grant applications:

- Whitnash Town Council to install a 'measured mile' path at Washbourne playing fields;
- Whitnash Windmill Petanque Club to install new fencing and build two gazebos;
- Kenilworth Rugby Club to create a new water borehole;
- Myton Hospice to resurface their car park;
- Baginton Parish Council to install new playground equipment; and
- London & North Western Railway Society (LNWRS) to repair a rotary scanner and purchase new equipment to include scanners, hard drives, a router and electric air duster.

Warwick District Council operated a scheme to award Capital Improvement Grants to organisations in rural and urban areas. The grants recommended were in accordance with the Council's agreed scheme and would provide funding to help the projects progress.

All projects met the criteria and contributed to the minimum number of required objectives for the Council's Fit for the Future Strategy, for example, they supported reduction in anti-social behaviour and obesity, increased opportunities for everyone to enjoy and participate in sports and physical/arts/cultural activities, and engaged and strengthened communities.

To maintain a 'robust' scheme, periodic reviews should have been undertaken to ensure that the scheme criteria remain relevant and suitable; this included the decision-making process.

Whitnash Town Council submitted a RUCIS application to install a new 'measured mile' path at Washbourne Playing Fields for residents to use for exercise; the Town Council wanted the 'mile' to encourage people to walk, run, use wheelchairs, and push prams around it.

Projects of more than £10,000 overall costs fell within the Main Grants category of the RUCIS scheme which had a maximum contribution of up to 50% of the overall project costs or 60% if it was an environmentally

sensitive project; the project cost was £36,327 (excluding VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 50%.

The application was for 50% of the total project costs up to a maximum of £18,164 excluding VAT.

Whitnash Town Council committed £18,163 to the project costs from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Year-Ending 31 March 2021, Whitnash Town Council cash reserves were £1,089,845, however, these high cash reserves included Civic Centre construction funds totalling £476,352.50, other grants totalling £2851.77 and funds that the Town Council were saving towards start up and running costs for the new Civic Centre.

Whitnash Town Council would be reclaiming VAT in connection to this project therefore the award would be excluding VAT. The VAT would initially be paid from the Council's cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Whitnash Town Council previously successfully applied for RUCIS grant awards:

- January 2019 – 80% grant awarded which equated to £1,473 for installing a height restrictor barrier at Washbourne Playing Fields.
- July 2014 - additional award to grant agreed December 2013 which increased the overall award to 37% and equated to an additional £5,364 for third party payment charge for WREN grant application due to unsuccessful Sport England grant application.
- December 2013 - 32% grant awarded which equated to £24,500 for installation of a "measured mile" at Acre Close Park.
- December 2011 – 44% grant awarded which equated to £26,500 for the replacement and installation of new play equipment at Acre Close Park.
- December 2008 – 50% grant awarded which equated to £4,704 for modernisation of play equipment; please note that there was a £359 under spend on this project.
- July 2005 – 34% grant awarded which equated to £15,506 for external and internal improvements to the Community Hall and improved security; please note that there was a £2,991 under spend on this project.
- December 2004 – 50% grant awarded which equated to £7,743 for replacement play equipment at Acre Close Park and Washbourne Playing Fields play areas.

- December 2004 – 50% grant awarded which equated to £5,800 for Community Centre road works and levelling and paving of entrance.

The application therefore met the scheme criteria whereby after a successful grant award an organisation must wait for a minimum of two years before re-applying for a new grant.

It was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to Whitnash Town Council of 50% of the total costs of the project excluding vat up to a maximum of £18,164.

Whitnash Windmill Petanque Club also submitted a RUCIS application to install new fencing and build two gazebos. This was part of an overall project to expand the facility which would see the number of pistes (lanes) expanding from 10 to 16 and would also provide shelter to both players and spectators to enable all-year round participation.

Projects of less than £10,000 overall costs fell within the Small Grants category of the RUCIS scheme which had a maximum contribution of up to 80% of the overall project costs or 90% if it was an environmentally sensitive project; the project cost was £6,586 (excluding VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 80%.

The application was for 80% of the total project costs up to a maximum of £5,269 excluding vat.

Whitnash Windmill Petanque Club committed £1,317 to the project costs from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Whitnash Windmill Petanque Club would be reclaiming VAT in connection to this project therefore the award would be excluding VAT. The vat would initially be paid from the club's cash reserves following a loan from the Playing Captain which would be repaid when the VAT reclaim was received; these funds were evidenced through the provision of a recent bank statement.

Whitnash Windmill Petanque Club made a formal request to Whitnash Town Council for a £200 financial contribution to the project, unfortunately this was declined, the reason given was that "Whitnash Sports and Social Club is not eligible for financial aid from Whitnash Town Council as it is a private members club".

Whitnash Windmill Petanque Club never previously had a RUCIS grant award.

The application met the scheme criteria, it was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to Whitnash Windmill Petanque Club of 80% of the total costs of the project excluding VAT up to a maximum of £5,269.

Kenilworth Rugby Club submitted a RUCIS application to create a new water borehole to ensure that the club could draw a measured supply of ground water on a daily basis in periods of prolonged dry weather to top up the ponds created to relocate the Great Crested Newts (a condition of Natural England for granting the relocation licence for the newts as part of the club's ground relocation) and to feed the irrigation system for the playing pitches.

It should be noted that there was a low risk that water might not be found which would result in an unsuccessful project and would still incur costs as noted on the contractor's quote; "In the event of no water being found there will be a one-off charge of £2,500 to cover the cost of transportation and one days' drilling". However, Kenilworth Rugby Club believed that there was very little risk of not finding water as a full geotechnical investigation was undertaken (the report was provided as appendix 3 to the report); "as part of the investigation, groundwater monitoring visits carried out to the standpipes installed in the cable percussive boreholes have recorded the presence of standing levels of groundwater at the base of CP101 and CP012 at depths of between 1.48m (CP101) and 1.82m (CP102)".

Projects of less than £10,000 overall costs fell within the Small Grants category of the RUCIS scheme which had a maximum contribution of up to 80% of the overall project costs or 90% if it was an environmentally sensitive project; the project cost was £8,250 (excluding VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 80%.

The application was for 80% of the total project costs up to a maximum of £6,600 excluding vat.

Kenilworth Rugby Club committed £1,200 to the project costs from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Kenilworth Rugby Club would be reclaiming VAT in connection to this project therefore the award would be excluding VAT. The VAT would initially be paid from the Club's cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Kenilworth Rugby Club made a formal request to Kenilworth Town Council for a £450 financial contribution to the project and were now awaiting a decision; if the application was unsuccessful the project shortfall would be covered by Kenilworth Rugby Club from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Kenilworth Rugby Club previously had the following successful RUCIS grants:

- March 2018 – 80% grant awarded which equated to £7,705 to improve and redevelop clubhouse facilities; replace furniture, dim-out curtains, damaged radiators, security door, hand drier and

install a new hot water tank to better provide hot water for all showers.

- July 2014 – 50% grant awarded which equated to £3,628 to repair the changing room roof and provide a new irrigating system.

The application therefore met the scheme criteria whereby after a successful grant award an organisation must wait for a minimum of two years before re-applying for a new grant.

It was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to Kenilworth Rugby Club of 80% of the total costs of the project excluding vat up to a maximum of £6,600.

Myton Hospice submitted a RUCIS application to resurface their car park.

Projects of more than £10,000 overall costs fell within the Main Grants category of the RUCIS scheme which had a maximum contribution of up to 50% of the overall project costs or 60% if it was an environmentally sensitive project; the project cost was £11,330 including VAT (£9,442 excluding VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 50%. The application was for 50% of the total project costs up to a maximum of £4,721 excluding vat.

Myton Hospice committed £4,721 to the project costs from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Myton Hospice would be reclaiming VAT in connection to this project therefore the award would be excluding VAT. The VAT would initially be paid from the hospice's cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

Myton Hospice made a formal request to Warwick Town Council for a £400 financial contribution to the project, unfortunately this was declined, the reason given was "section 4 of our Grants Policy states that 'only one application would be considered from an organisation in each financial year.' We awarded and paid Myton Hospice £2,559.00 in May 2021 so unfortunately we were unable to consider any further grants from Myton Hospice until next Financial Year (started from 1st April 2022)."

Myton Hospice never previously had a RUCIS grant award.

The application met the scheme criteria, it was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to Myton Hospice of 50% of the total costs of the project excluding VAT up to a maximum of £4,721.

Baginton Parish Council submitted a RUCIS application to install new playground equipment at the 'Lucy Price playground' to update the facilities and once again make it an enjoyable and safe play area for children of all ages and abilities.

Projects of more than £10,000 overall costs fell within the Main Grants category of the RUCIS scheme which had a maximum contribution of up to 50% of the overall project costs or 60% if it was an environmentally sensitive project; the project cost was £43,414 (excluding VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 50%.

The application was for 50% of the total project costs up to a maximum of £21,707 excluding VAT.

Baginton Parish Council had not committed a contribution to this project as they were funding other stages of the overall project which included to-date £11,925 on repairs and refurbishing existing play equipment and earmarking other funds for tree works around the playground area, signage with emergency details noted and other potential works not yet quoted.

The £11,925 costs were evidenced via a copy of the contractors invoices. Baginton Parish Council would be reclaiming VAT in connection to this project therefore the award would be excluding VAT. The VAT would initially be paid from the Council's cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

The remaining 50% of the project costs were 'matched' by the 'Lucy Price Relief in Need Fund'.

Baginton Parish Council previously successfully applied for RUCIS grant awards:

- July 2007- 50% grant awarded which equated to £1,100 for play area repairs.
- February 2006 – 33% grant awarded which equated to £1,750 for a replacement bus shelter.

The application therefore met the scheme criteria whereby after a successful grant award an organisation must wait for a minimum of two years before re-applying for a new grant.

It was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to Baginton Parish Council of 50% of the total costs of the project excluding vat up to a maximum of £21,707.

LNWRS submitted a RUCIS application to repair a rotary scanner and purchase new equipment to include scanners, hard drives, a router and electric air duster.

Projects of less than £10,000 overall costs fell within the Small Grants category of the RUCIS scheme which had a maximum contribution of up to 80% of the overall project costs or 90% if it was an environmentally sensitive project; the project cost was £5,546 (including VAT), it was not an environmentally sensitive project and therefore qualified to apply for a grant of up to 80%.

The application was for 80% of the total project costs up to a maximum of £4,437 including vat.

LNWRS committed £1,009 to the project costs from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

LNWRS would not be reclaiming VAT in connection to this project therefore the award would be including VAT.

LNWRS made a formal request to Kenilworth Town Council for a £100 financial contribution to the project and was now awaiting a decision; if the application was unsuccessful the project shortfall would be covered by LNWRS from their cash reserves; these funds were evidenced through their annual accounts and the provision of a recent bank statement.

LNWRS previously had the following successful RUCIS grant:

- March 2018 – 80% grant awarded which equated to £7,885 to provide disabled access/facilities and to purchase and install security equipment for their Study Centre and purchase a large A0 scanner.

The application therefore met the scheme criteria whereby after a successful grant award an organisation must wait for a minimum of two years before re-applying for a new grant.

It was therefore recommended that Cabinet should approve an award of a Rural / Urban Capital Improvement grant to LNWRS of 80% of the total costs of the project including vat up to a maximum of £4,437.

In terms of alternative options, the Council had only a specific capital budget to provide grants of this nature and therefore there were no alternative sources of funding if the Council was to provide funding for Rural/Urban Capital Improvement Schemes.

Members might choose not to approve the grant funding, or to vary the amount awarded, however, this would potentially prevent the projects from being completed.

The Finance & Audit Scrutiny Committee supported the recommendations in the report.

Councillor Hales proposed the report as laid out.

The Committee therefore

Resolved that

Cabinet approve the RUCIS Grant for:

- (1) Whitnash Town Council of 50% of the total (net) project costs to install a 'measured mile' path at Washbourne Playing Fields as detailed within paragraphs 1.1, 4.2.2 and 6.2 of the

report, up to a maximum of £18,164 excluding VAT, as supported by appendix 1 to the report;

- (2) Whitnash Windmill Petanque Club of 80% of the total (net) project costs to install new fencing and build two gazebos as detailed within paragraphs 1.2, 4.2.2 and 6.2 of the report, up to a maximum of £5,269 excluding VAT, as supported by appendix 2 to the report;
- (3) Kenilworth Rugby Club of 80% of the total (net) project costs to create a water borehole as detailed within paragraphs 1.3, 4.2.2 and 6.2 of the report, up to a maximum of £8,250 excluding VAT, as supported by appendix 3 to the report. Subject to receipt of the following:
 - Written confirmation from Kenilworth Town Council to approve a capital grant of £450 (if the application is declined or a reduced amount is offered the budget shortfall will be covered by Kenilworth Rugby Club's cash reserves which have been evidenced through their annual accounts and the provision of recent bank statements).
 - Provision of evidence of land ownership.
 - Provision of an appropriate valid insurance certificate for the borehole facility;
- (4) Myton Hospice of 50% of the total (net) project costs to resurface their car park as detailed within paragraphs 1.4, 4.2.2 and 6.2 of the report, up to a maximum of £4,721 excluding VAT, as supported by appendix 4 to the report. Subject to receipt of the following:
 - Provision of evidence of ownership of the car park land.
 - Provision of an appropriate valid insurance certificate for the hospices grounds;
- (5) Baginton Parish Council of 50% of the total (net) project costs to install new playground equipment as detailed within paragraphs 1.5, 4.2.2 and 6.2 of the report, up to a maximum of £21,707 excluding VAT, as supported by appendix 5 to the report. Subject to receipt of the following:

- Evidence of increased insurance cover for playground equipment to cover both new and existing equipment;
- (6) LNWRS of 80% of the total (gross) project costs to repair a rotary scanner and purchase new equipment to include scanners, hard drives, a router and electric air duster as detailed within paragraphs 1.6, 4.2.2 and 6.2 of the report, up to a maximum of £4,437 including VAT, as supported by appendix 6 to the report. Subject to receipt of the following:
- Written confirmation from Kenilworth Town Council to approve a capital grant of £100 (if the application is declined or a reduced amount is offered the budget shortfall will be covered by LNWRS's cash reserves which have been evidenced through their annual accounts and the provision of recent bank statements)
 - Provision of an appropriate insurance certificate covering the period 1st December 2021 to 30th November 2022; and
- (7) After the approval of the above applications the scheme is then temporarily closed to enable a review of the current criteria and to look at changing the award decision process to an officer scheme of delegation, be agreed..

(The Portfolio Holder for this item was Councillor Hales)
Forward Plan Reference 1,198

85. **Developing a Digital Strategy for South Warwickshire**

The Cabinet considered a report from ICT, which summarised the current progress being made towards Digital Transformation and introduced a new Digital Strategy.

In respect of the adoption of the Draft Digital Strategy, setting out the objectives of an initiative at a strategic level was the beginning of the process. In this instance, the Digital Strategy (appendix 1 to the report) set four overall objectives:

- Delivering Excellence in Digital Services;
- Digital Services by Design;
- Digital Communities and Place; and
- Our People and Priorities.

Each of these objectives centred upon the effective and efficient delivery of the Council's services and using our position within the community to improve the lives of those we serve.

Delivering Excellence in Digital Services focussed on how the Council would provide consistent, reliable and efficient services that put the customers needs at the centre of what we do. This theme was intended to dramatically increase the number of successful outcomes that customers could reach through online services and without the need for staff to intervene. This was empowerment of our communities to do more.

The proposed close involvement of actual customers in how we designed services was also a dramatically different way of thinking and fundamentally shifts the focus from internal to external. When executed successfully, not only did this have the potential to unlock significant savings for the Council but would also provide a much higher quality of service, providing solutions that were accessible, easy to use and most importantly, actually work.

Using Customers to inform our design was also a leading feature of our second theme, Digital Service by design. This internally focused theme sought to fundamentally address how services were delivered by taking a much deeper dive into how services operated than any previous initiative. Through this theme, we would ensure that not only are the benefits of integrating the two Council's realised from a technical perspective, but also exploited as an opportunity to rebuild services as if we were a new Council. This was exactly what South Warwickshire would be; a new Council with an opportunity to do things differently, where simple and effective defeats a legacy of complex and inefficient.

The third theme of Digital Communities and Place recognised the Council's unique positioning within the South Warwickshire area to influence the digital futures of our communities. As a non-unitary authority, there were some limitations to what we might be able to do, but the strategy proposals recognised this and allowed us to work within our means, collaborating with partner organisations to assist and promote rather than taking sole responsibility.

This theme also dealt with how we could help to reduce digital exclusion but it should have been noted that no part of the Digital Strategy championed digital as a singular means of accessing a Council service. Our communities would continue to be able to reach us via a means that they felt comfortable using, but they would also ultimately benefit from the efficiencies of digital delivery, regardless of their personal capabilities. Our People and Priorities theme was again, internally focused on how we could improve our digital maturity and support other priorities which were active within the Councils. Empowering our people to champion transformation was a very big cultural shift, but this was the kind of thinking we would need to thrive in the future and could become an integral part of the Council's workforce strategy.

Making better use of our data was also a key initiative as currently both Councils had masses of information which was trapped in legacy systems and could not be used to inform decisions. This was our data and we should have been able to make use of it on a day to day basis, to inform our decisions and support our processes, to focus our limited resources on the things that mattered most.

The initiatives proposed within the Digital Strategy would not deliver

themselves and ownership of digital transformation must come from the top. As such, it was recommended that a Digital Transformation Programme should be created to oversee the delivery of the Digital Strategy throughout its lifetime and to ensure that digitalisation projects were executed in an effective and efficient way.

It was strongly recommended that the programme should be supported by a dedicated Project Manager and Business Analyst who could oversee progress and ensure that deliverables were achieved. The cost of these resources were not included in section 4.2 of the report, however they were passed to the Council's finance team for consideration as part of the resourcing requirements for the proposed WDC and SDC merger. It was suggested that a similar governance structure to that used for the overall Transformation Programme should be adopted for Digital Transformation.

Day to day monitoring of the programme's performance would be the responsibility of the Transformation Steering Group. This group would also take responsibility for approving digital business cases in line with the recently discussed harmonised procurement process for ICT Solutions. Progress would be reported to the Joint Management team and the Joint Advisory Steering Group who in turn would report up to the Joint Cabinet and Overview and Scrutiny Committees. Individual business cases for workplan items would also be reported up to the Committees as appropriate.

It was suggested that a Member-led group should take overall ownership of the Digital Transformation Programme. This was an important consideration as the programme needed to be given corporate importance and accountability at the highest level, not just within services where there was a risk that progress might stall as other priorities took hold.

As shown in figure 3 in the report, true transformation of the customer experience and our operating models could not be achieved without the buy in of our most senior leaders. As such, Member involvement in shaping and delivering the programme was very important. Councillors were both leaders and corporate ambassadors within their communities and their full support for the digital initiatives was crucial if they were to be accepted, embedded, and succeed.

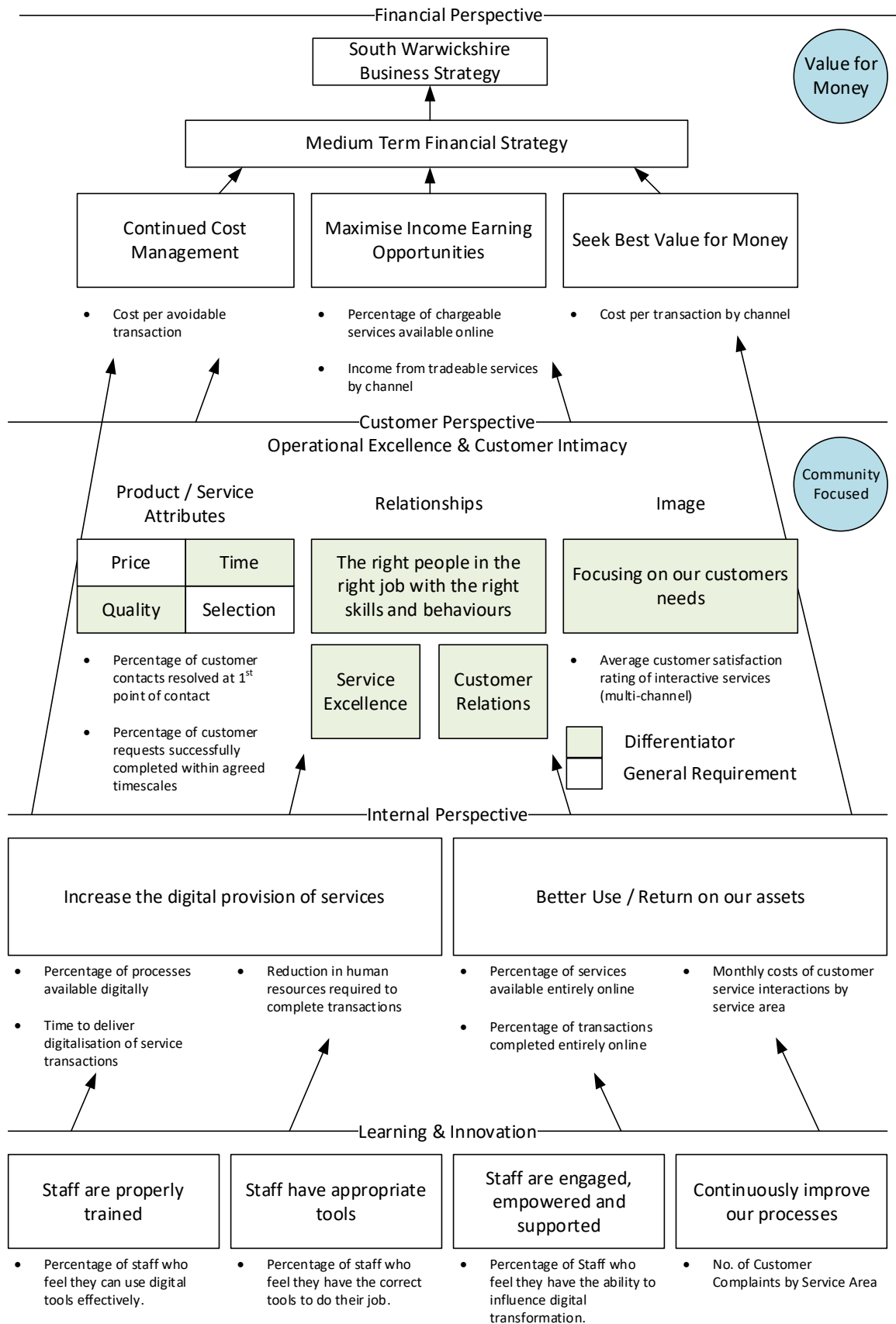


Figure 5 – Strategy Map for Digital Strategy Adoption

Based on Kaplan et al. (2000) this adaptation of the strategy map focused on developing customer intimacy, whilst also becoming operationally excellent.

Kaplan et al. (2000) described how “businesses must increasingly create and deploy intangible assets” and that these assets “have become major sources of competitive advantage”.

For a local authority, the notion of competitive advantage was often missed as we do not compete in a traditional sense. However, our lack of commercial competitors did not relieve us of the responsibility to make sure our services re financially sustainable and deliver quality outcomes for South Warwickshire.

Figure five, showed a strategy map which connected the potential outcomes of the Digital Strategy to some of our existing corporate priorities. From this it was easy to see how the value of the Digital Strategy could add to the sustainability of the Councils, from empowering learning and development for staff and improving customer outcomes, through to optimising and reducing costs.

Our competitive advantage had to be efficiency. We might serve a closed market, but like any business if we were not financially sustainable, if we did not deliver the successful outcomes that our customers required, alternatives would be found and as organisations, we would simply cease to exist.

Adopting the Digital Strategy was not a commitment for the authority to simply buy new equipment and adopt whatever technological trend prevails – it was a commitment to taking the fundamental reason why the Councils existed, to serve the communities of South Warwickshire, and using technology to improve how we go about doing that.

It was a fundamental programme of change that would ultimately benefit everyone and exclude no one.

The following details the alternative options which were available to Cabinet:

- *Allow Service Areas to Direct Their Own Digital Journey* - this option was essentially continuing as is without adopting the Digital Strategy. Service areas within the Council would continue to identify digital opportunities as needs develop or as suppliers, market new or improved solutions to them. Some improvements might be made, but ultimately this would be on an unplanned, ad-hoc basis. The functionality of systems would continue to be replicated and no meaningful improvements to efficiency or effectiveness were likely. Given the pressures that each Council faced, the desire to move forward with shared services, the undeniable need for more efficient and effective service delivery and, the limited progress that had already been made by adopting this approach, this was not seen as a viable solution.
- *ICT Lead a Harmonisation Effort* - the adoption of the strategy would be accepted, but ICT would take the leading role in trying to co-ordinate and develop a digital future for the Council. Through the work of the Transformation Steering Group, the initiatives of each service area would be centrally co-ordinated, procurement or development of new or improved systems would be

considered and carefully planned for implementation. Resourcing responsibility would rest with each service area and efforts would be made to reduce the number of systems used across the Council with duplicate functionality.

A proposal of this type would go some way to addressing the Council's digital needs, but at best it would deliver limited benefits and at worst, fail all together. This was not because ICT or the Transformation Steering Group lacked the skill or desire to conduct such a programme, but simply because digitalisation initiatives would always be seen as an ICT project. As such, they would always suffer from the same issues as many other ICT lead changes:

- Perception of digitalisation being done *to* a service rather than *with*;
- Lack of service ownership;
- Lack of service engagement;
- Technological window dressing to old processes; and
- Failing to embed changes once ICT move on.

ICT might be able to improve some processes and make some customer interactions more efficient, but ICT lacked the stature to embed real change within the organisation. The best digital transformations had leadership from the very top of an organisation down (figure 3). It was therefore not recommended that ICT alone, led the digitalisation initiatives of WDC and SDC.

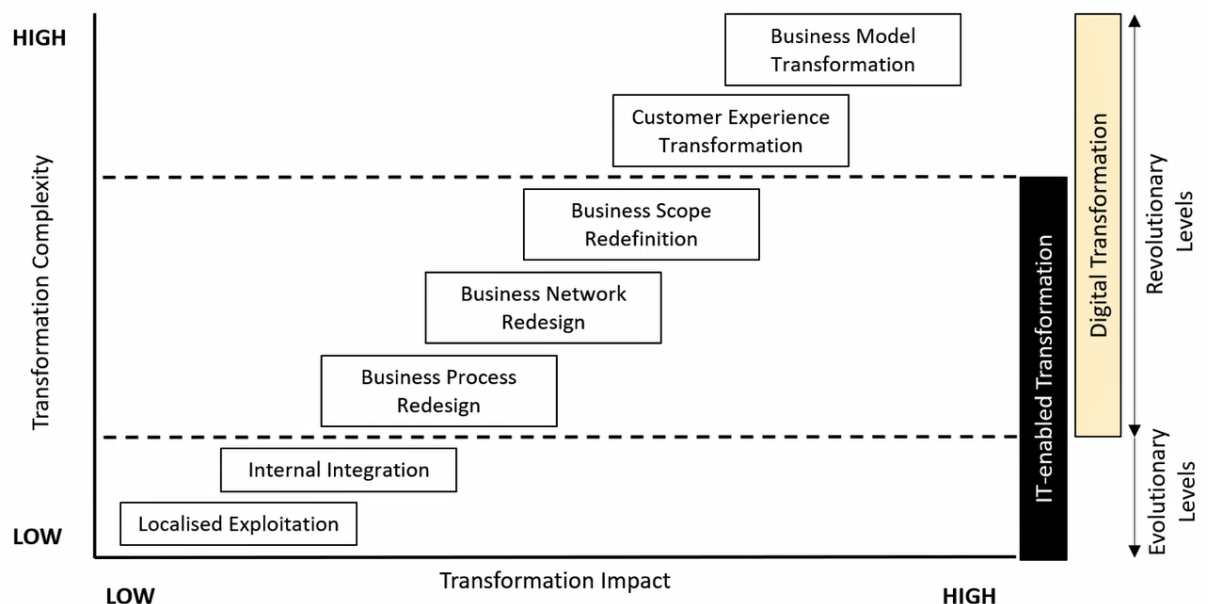


Figure 3 – Positioning Digital Transformation. Ismail et al (2017).

In 2017, work by Ismail et al. attempted to identify the transformation impact of digitalisation initiatives based on how they were led. Relatively simple improvements could easily be achieved by ICT enabled transformation, but truly revolutionary transformation had to be led from the top of the organisation. ICT would simply not be enough to transform customer experience or fundamentally alter how a business operated.

The Overview and Scrutiny Committee noted both the report and the importance to consider residents and businesses with the design as it is taken forward.

It recommended to Cabinet that:

- (1) A briefing should be provided to all Councillors because of the wide-ranging impact of the Strategy.
- (2) The Overview and Scrutiny Committee should hold a dedicated session on the Digital Strategy to scrutinise the Strategy in more depth and to look at the finer detail.
- (3) The lessons learned from the Finance System Project and Member involvement in the project should be incorporated into the work to be done for the Digital Strategy.

The Cabinet was required to vote on this as it formed a recommendation to them.

In response to Members positive comments about the report, Councillor Hales stated that he was happy to take the recommendations on board and echoed Councillor Grainger's comment that a digital strategy was fundamental in interacting with our residents. He then proposed the report as laid out, along with the recommendations from the Overview and Scrutiny Committee.

Resolved that

- (1) the Draft Digital Strategy, be approved;
- (2) a Digital Transformation Programme to deliver the outcomes identified in the Digital Strategy is initiated;
- (3) a governance structure for the Digital Transformation Programme be adopted;
- (4) a briefing be provided to all Councillors because of the wide-ranging impact of the Strategy;
- (5) the Overview and Scrutiny Committee hold a dedicated session on the Digital Strategy to scrutinise the Strategy in more depth and to look at the finer detail; and
- (6) the lessons learned from the Finance System Project and Member involvement in the project be incorporated into the work to be done for the Digital Strategy.

(The Portfolio Holder for this item was Councillor Hales)

86. **Public and Press**

Resolved that under Section 100A of the Local Government Act 1972 that the public and press be excluded from the meeting for the following items by reason of the likely disclosure of exempt information within the paragraph of Schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006, as set out below.

| Minutes Numbers | Paragraph Numbers | Reason |
|--------------------|----------------------|---|
| 87,88, 89, 90 | 3 | Information relating to the financial or business affairs of any particular person (including the authority holding that information) |

The minutes of the following items will be detailed within the confidential minutes of the Cabinet

Part 2

(Items upon which a decision by the Council was not required)

87. **Costs Associated for the Re-development of Waverley Riding Stables, Cubbington**

The Cabinet considered a confidential report from Housing Services.

The recommendations in the report were approved.

88. **Confidential Appendices to Item 7 – HRA Business Plan**

The Cabinet noted the confidential appendices.

89. **Confidential Appendices to Item 10 – Outdoor Sports Review – Proposed Revised Delivery Models for Council Owned Facilities**

The Cabinet noted the confidential appendices.

90. **Minutes**

The confidential minutes of the meeting held on 4 November were taken as read and signed by the Chairman as a correct record.

(The meeting ended at 8.34pm)

CHAIRMAN

10 February 2022

Title: Review of Warwick District Council Members' Allowances Scheme

Lead Officer: Graham Leach, Democratic Services Manager & Deputy Monitoring Officer, 01926 456114, graham.leach@warwickdc.gov.uk

Portfolio Holder: Councillor Andrew Day

Wards of the District directly affected: None

Summary

The report brings forward the recommendations of the Independent Remuneration Panel following a review of Warwick District Members' Allowances Scheme undertaken in 2021.

Recommendation

- (1) The Cabinet note the recommendations of the Independent Remuneration Panel (IRP) following a review of Warwick District Members' Allowances Scheme undertaken in 2021, as set out at Appendix A.
 - (2) The Cabinet and recommends to Council that the recommendations from the IRP are accepted but do not come into effect until Annual Council in May 2022
 - (3) That subject to Cabinet agreeing (2), Cabinet asks officers to produce a draft Members Allowances Scheme for Council to consider at its meeting on 23 February 2022.
 - (4) The Cabinet recommends to Council that the IRP be thanked for their work and detailed report which clearly sets out the challenges faced and reasoning for their recommendations.
-

1 Background/Information

- 1.1 The Panel was convened because under the regulations for allowances the indexation of allowances is required to be reviewed every four years which had expired.
- 1.2 The Panel was convened under The Local Authorities' (Members' Allowances) (England) Regulations 2003 (SI 1021) ("the 2003 Regulations"). These regulations, which arise out of the relevant provisions contained in the Local Government Act 2000, require all local authorities to establish and maintain an advisory IRP to review and provide advice on Members' allowances on a periodic basis.
- 1.3 All Councils are required to convene their Panel and seek its advice before they make any changes or amendments to their Members' Allowances Scheme. They must 'pay regard' to their Panel's recommendations before setting a new or amended Members' Allowances Scheme. On this particular occasion, the Panel has been reconvened under the 2003 Regulations as it has not reviewed the allowances scheme since 2017.
- 1.4 The review was undertaken in August 2021 by the Council's IRP. The IRP comprised of:

| | |
|--------------------|---|
| Dr Declan Hall | An independent consultant specialising in members' allowances and support and a former academic at the Institute of Local Government, The University of Birmingham. |
| Christopher Purser | Former Chairman of Warwick District Council Standards Committee and former Governor of Warwickshire College. Previously the Group Treasurer of a multinational corporation. A Chartered Accountant and Chartered Secretary. |
| Alan Wilkinson | Former Warwick District Councillor (for Leamington Brunswick Ward) and Leamington Town Councillor; and Town Mayor. Previously a Sales Manager in a local electronic business. |

- 1.5 The IRP met on 4, 5 and 11 August 2021. The IRP meetings were in closed session to enable the IRP to meet with Members and Officers and conduct its deliberations in confidence.
- 1.6 All Members were provided a questionnaire addressing the issues that the IRP were required to consider. The questionnaire also had the methodological advantage of ensuring all Members were being asked a common set of questions, the main point being that all Members had at least one opportunity to exercise their voice during the review. Twenty four Councillors responded to the questionnaire. A number of members from across the Council were also invited to meet with the Panel.
- 1.7 The IRP met with the Chief Executive and the Democratic Services Manager & Deputy Monitoring Officer for factual briefings on political structures and constitutional changes since the last review and to obtain an overview on the challenges facing the Council.
- 1.8 The IRP took account of the range and levels of allowances paid in comparable local authorities, namely the four other district/borough councils in Warwickshire and Warwick District Council's eight nearest neighbours as defined by the Chartered Institute of Public Finance and Accountancy or CIPFA, which are used by councils for benchmarking purposes.
- 1.9 After considering this information the IRP produced the report and recommendations, as set out at Appendix A to the report.
- 2 Alternative Options available to (name of Committee/Cabinet etc.)**
 - 2.1 The Cabinet could make a number of recommendations to Council about the Independent report. This is because within law they only have to 'pay regard' to their Panel's recommendations before setting a new or amended Members' Allowances Scheme. For this reason Cabinet could recommend to Council, as an example, increasing the allowances to the value as proposed, but phasing these in over the next four years (the life of the scheme), or recommending that no changes are made and the current scheme be readopted.
- 3 Consultation and Members' comments**
 - 3.1 The views of Councillors were taken into consideration through the survey of all Councillors and with those Councillors who met with the Panel.
 - 3.2 The recommendations are brought forward with the support of Group Leaders following consultation with them.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

4.1.1 Include a summary of the legal or human rights implications of the proposal.

4.2 Financial

4.2.1 The report in itself does not impact on the budgetary framework of the Council. However, should the recommendations of the Panel be agreed (or a variance thereto), there will be budgetary requirements which will need to be financed.

4.2.2 A comparison of the current and the proposed is set out at Appendix B to the report and the budgetary impact is summarised below:

| | Budget 2021/22 | Cost of new proposal | Budget effect |
|------------------------------------|---------------------------|-------------------------------------|----------------------|
| Basic allowance* | £247,790 | £247,808 | -£18 |
| Special Responsibility Allowances* | £88,950 | £113,195 | -£26,247 |
| Co-Optees Allowance* | £600 | £600 | 0 |
| Mileage | £100 | £100 | £0 |
| Subsistence | £100 | £100 | £0 |
| Total | £337,540 | £361,803 | -£26,265 |

*these are subject to increase of any pay award to officers on scp 43 as at 1 April 2021.

4.2.3 If the Cabinet recommended to Council, and Council agreed the proposal as laid out, there would be an adverse effect on the budget of circa £26,000 per year from the increase in the basic allowance and special responsibility allowances. However, if the proposal to only permit one Special responsibility Allowance per Councillor, this would currently reduce the figure currently required by £5,716 as two Group Leaders are also Chairs of Committees.

4.2.4 The Cabinet will need to consider how any increases will be funded from within the General Fund as at present there is no allocation for this. Therefore it needs to be considered as part of the budget setting process 2022/23, so increasing the budget pressures and savings required to be found.

4.3 Council Plan

4.3.1 In respect of Warwick District Council Business Plan the report only impacts on the internal elements of People – Effective Staff and Money – Firm Financial Footing over the Longer Term.

4.3.2 In respect of People – Effective Staff The report brings forwards independent proposals in respect of allowances for Members in respect of ensuring they are remunerated for the responsibilities they undertake.

4.3.3 In respect of Money - Firm Financial Footing over the Longer Term – The report brings forward proposals which if adopted have an adverse variance on the budget and Medium Term Financial Strategy.

4.4 Environmental/Climate Change Implications

- 4.4.1 There are no direct impacts on the proposals within the Allowances Scheme in respect of Climate Change.

4.5 Analysis of the effects on Equality

- 4.5.1 The IRP considered the revised scheme and were responsible for considering any impacts as part of their decision. The report is considered not to impact on any of the protected characteristics, of; Race; Gender; Disability; Age; Sexual Orientation; Religion/Belief; or Gender re-assignment.

- 4.5.2 However the Panel have made proposals in respect of Pregnancy and maternity explicitly by proposing the application of allowances for those on maternity or paternity leave. This is considered to be a positive statement of clarification for Councillors in respect of the allowances scheme and general legislation with regard to attendance at meetings. The equality impact assessment for this is set out at Appendix C to the report.

4.6 Data Protection

- 4.6.1 The details of Allowances to Councillors are required by law to be in the public domain and therefore there are no data protection considerations for this report.

4.7 Health and Wellbeing

- 4.7.1 The proposals within the Panel's report are intended to provide a fair allowance for Councillors, therefore aiding their personal well being. In addition the proposals include recommendations regarding maternity/paternity pay and this will further support individuals wellbeing.

5 Risk Assessment

- 5.1 There are two primary risks associated with consideration of this report. These are the public perception and reaction to the proposed revisions but also recognising the impact of retaining allowances at their current level. The first risk is difficult to mitigate against but Members need to be mindful of and have confidence in the review being undertaken by an Independent Panel, that said the final decision rests with all Councillors. The second risk relates more to ensuring Members are recognised for their work and that this proposal does not differ significantly with neighbouring local authorities.

6 Conclusion/Reasons for the Recommendation

- 6.1 The recommendations from the IRP are ones for the Cabinet to consider and determine what, if any, they feel should be recommended to Council. Officers have set out the financial implications of these which the Cabinet need to be mindful of as well as the overall recognition for Councillors in the level of their allowances.

Background papers: None

Supporting documents: None

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|---|
| Committee/Date | Cabinet 10 February 2022 | |
| Title of report | Review of Warwick District Council Members' Allowances Scheme | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | N/A |
| Portfolio Holder WDC & SDC * | 12/10/21 | |
| Financial Services * | 6/10/21 | |
| Legal Services * | | |
| Other Services | | |
| Chief Executive(s) | 12/10/21 | |
| Head of Service(s) | 6/10/21 | |
| Section 151 Officer | 6/10/21 | |
| Monitoring Officer | 6/10/21 | |
| CMT (WDC) | | |
| Leadership Co-ordination Group (WDC) | | |
| Other organisations | 6/10/21 | Group Leaders |
| Final decision by this Committee or rec to another Cttee/Council? | | Recommendation to : Council 23 February |
| Contrary to Policy/Budget framework | No | |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | No | |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | No | Forward Plan item – 1244 |
| Accessibility Checked? | Yes | File/Info/Inspect Document/Check Accessibility |

**A Review
Of
Members' Allowances
For
Warwick District Council**

**A Report by the
Independent Remuneration
Panel**

**Declan Hall PhD (Chair)
Christopher Purser
Alan Wilkinson**

September 2021

Executive Summary – Recommendations

The Table below sets out the Panel's recommendations for the Basic Allowance and Special Responsibility Allowances (SRAs (2021/22), including methodologies, total number of SRAs and maximum amounts payable. In reality the total paid out in SRAs is likely to be less due to the 1-SRA only rule.

| Warwick Sept 2021 Review | Recommended Maximum Payable 2021/22 | | | | |
|--|-------------------------------------|-------------------|-------------------------|----------------------|------------------------|
| POSITION | No. Paid | Basic Allowance | Method to arrive at SRA | Total P/Mbr (BA+SRA) | Sub Total Per Category |
| BASIC ALLOWANCE | 44 | £5,632 | | | £247,808 |
| SPECIAL RESPONSIBILITY ALLOWANCES | | SRA annual | | | |
| EXECUTIVE | | | | | |
| Leader & Strategic PH | 1 | £16,333 | 2.9 X BA | £21,965 | £16,333 |
| Deputy Leader & Transformation PH | 1 | £8,167 | 50% X Leader | £13,799 | £8,167 |
| Other Cabinet/ Portfolio Holders | 7 | £7,350 | 45% X Leader | £12,982 | £51,449 |
| OVERVIEW AND SCRUTINY (O&S) | | | | | |
| Chairs O&S Committees | 2 | £4,083 | 25% X Leader | £9,715 | £8,167 |
| REGULATORY | | | | | |
| Chair Planning Committee | 1 | £5,717 | 35% X Leader | £11,349 | £5,717 |
| Other Members Planning Committee | 10 | £572 | 3.5% X Leader | £6,204 | £5,717 |
| Chair Licensing & Regulatory Committee | 1 | £4,083 | 25% X Leader | £9,715 | £4,083 |
| Chair Employment Committee | 1 | £817 | 5% X Leader | £6,449 | £817 |
| Chair Standards Committee | 1 | £1,633 | 10% X Leader | £7,265 | £1,633 |
| OPPOSITION POSTS | | | | | |
| Leader Main Opposition Group | 1 | £4,083 | 25% X Leader | £9,715 | £4,083 |
| Leader Other Opposition Groups (Where Group has reached threshold of 4 Members) | 2 | £1,633 | 10% X Leader | £7,265 | £3,267 |
| OTHER | | | | | |
| Chair Conservation Advisory Forum | 1 | £817 | 5% X Leader | £6,449 | £817 |
| Chairs Programme Advisory Boards | 9 | £327 | 2% X Leader | £5,959 | £2,940 |
| Sub Total - Basic Allowance | 44 | | | | £247,808 |
| Sub Total - SRAs | 38 | | | | £113,188 |
| Total (BA+SRAs) | | | | | £360,996 |

The IRP also recommends:

Vice Chairman Planning Committee

That the SRA for the Vice Chairman of the Planning Committee is discontinued.

Main Opposition Groups of equal size

That if there are two Main Opposition Groups of equal size then the Main Opposition Group Leader's SRA of £4,083 is divided equally between each Main Opposition Group Leader, which equates to £2,042. The same principle should be extended in the highly unlikely event that there are more than two Main Opposition Groups of equal size.

Maintaining the 1-SRA Only Rule

That the rule that Members can receive no more than 1 SRA should be maintained.

The Co-optees' Allowance

That provision for a Co-optees' Allowance at £300 is maintained and to be paid to any standing Co-optees the Council appoints.

The Dependants' Carers' Allowance (DCA)

That the Dependants' Carers' Allowances is differentiated to recognise two categories of dependants, namely

- | | |
|-------------------------|---|
| • Childcare | maximum hourly rate claimable set at National Living Wage |
| • Elderly/Disabled care | maximum hourly rate claimable set at hourly rate charged by Warwickshire County Council for a Home Help |

Travel & Subsistence Allowances - for within the District

That there should be no change to current situation in that Members cannot claim travel and subsistence allowances for attending any duties within the district.

Travel and Subsistence Allowances - Outwith the District

That the current Travel and Subsistence approved duties and rates should be maintained for Members undertaking approved duties outwith the district and that the scheme should be amended to specify that where Member is attending an approved duty outwith the district by travelling in a hybrid/electric vehicle then the mileage rates are the same as when travelling by a petrol/diesel vehicle, namely the HMRC Approved Mileage Allowance Payment (AMAP) rate, which is currently 45p per mile.

The Civic Allowance – Council Chair and Vice Chair

That the Civic Allowance for the Council Chair is reset at 25 per cent of the Leaders' recommended SRA, which equates to £4,083 and that the Civic Allowance for the Deputy Chair remains at 28.5 per cent of the Chair's Civic Allowance, which equates to £1,164.

Other Issues Arising I – Administration/IT Support

The IRP is not making any recommendations regarding Member administration and IT support.

Other Issues Arising II – Job Descriptions or Role Profiles for Members

The IRP is not making any recommendations regarding the adoption of “job descriptions” or role profiles for elected Members.

Other Issues Arising III – Maternity, Paternity and Adoption Leave

That the allowances scheme is amended to include a statement that clarifies the continued right of remuneration for a Member when they are required to take maternity, paternity or adoption leave for up to a period of 12 months, subject to the legal attendance requirements.

Indexation

That the following indices are applied to the allowances paid to Members of Warwick District Council:

Basic Allowance, SRAs, Civic and Co-optees' Allowances:

- Indexed to the annual percentage salary increase for local government staff (at spinal column 43) as agreed each year by the National Joint Council for Local Government Services and applicable to the same year it applies to Officers but with an implementation date from the start of the municipal rather than financial year.

Mileage Allowance (Outwith only):

- Members' mileage allowances rates should be indexed to HMRC Approved Mileage Allowance Payment (AMAP) rates.

Subsistence Allowances (Outwith only):

- Subsistence allowances should be indexed to the same rates that are applicable to Officers.

The Dependants' Carers' Allowance:

- Child care: maximum hourly rate claimable indexed to the National Living Wage.
- Elderly/Disabled care: maximum hourly rate claimable indexed to the hourly rate charged by Warwickshire County Council Social Services Department for a Home Help.

The IRP also recommends that indexation should run for four years (2021-2025), which is the maximum length of time permitted by the 2003 Regulations (10. (5)).

Implementation

That the new scheme of allowances based on the recommendations contained in this Report is adopted from the date of the Council's meeting on 20th October 2021 for implementation on 1st November 2021, or any date thereafter agreed by the Council. The exception to this is that the allowances need to be revised to allow for indexation based on the pay award to Officers for 2021/22 which is yet to be agreed.

A Review of Members' Allowances

For

Warwick District Council

Independent Remuneration Panel

September 2021

Regulatory context

1. This Report is a synopsis of the deliberations and recommendations made by the Independent Remuneration Panel (the Panel or IRP) for Warwick District Council to advise the Council on its Members' Allowances scheme.
2. The IRP was convened under The Local Authorities' (Members' Allowances) (England) Regulations 2003 (SI 1021) ("the 2003 Regulations"). These regulations, which arise out of the relevant provisions contained in the Local Government Act 2000, require all local authorities to establish and maintain an advisory Independent Remuneration Panel to review and provide advice on Members' allowances on a periodic basis.
3. All Councils are required to convene their IRP and seek its advice before they make any changes or amendments to their Members' Allowances Scheme. They must 'pay regard' to their IRP's recommendations before setting a new or amended Members' Allowances Scheme. On this particular occasion, the IRP has been reconvened under the 2003 Regulations [10. (5)], which states:

Where an authority has regard to an index for the purpose of annual adjustment of allowances it must not rely on that index for longer than a period of four years before seeking a further recommendation from the independent remuneration panel established in respect of that authority on the application of an index to its scheme.

4. It is this mechanism, known as the '4 year rule', that ensures IRPs are convened at least every four years if a council wishes to continue indexing their allowances. It also provides an opportunity for IRPs to publicly scrutinise their Councils allowances schemes and enhance public accountability.

Terms of Reference

5. The Council has asked the IRP to consider the current scheme in its entirety and if it is still appropriate in terms of allowances paid and the type of SRA provided. The Council also welcomed the opportunity for Members to reply to an aide memoire for Councillors to provide open feedback to the IRP.
6. As such the IRP adopted specific terms of reference (as set out in and adapted from the 2006 Statutory Guidance paragraph 61) to make recommendations to the Council on:
 - I. The amount of basic allowance that should be payable to its elected members and the expenses that it is deemed to include
 - II. The responsibilities or duties which should lead to the payment of a special responsibility allowance and as to the amount of such an allowance
 - III. The duties for which a travelling and subsistence allowance can be paid and as to the amount of this allowance
 - IV. The co-optees to be paid a co-optees' allowance and the amount
 - V. Whether the authority's allowances scheme should include an allowance in respect of the expenses of arranging for the care of children and dependants and if it does make such a recommendation, the amount of this allowance and the means by which it is determined
 - VI. Whether any allowance should be backdated to the beginning of a financial year in the event of the scheme being amended
 - VII. Whether annual adjustments of allowance levels may be made by reference to an index, and, if so, for how long such a measure should run
 - VIII. Additional expenses and support received by Members
 - IX. The payment of a Civic Allowance and the amount of such an Allowance
 - X. Any matters that are brought to the attention of the IRP by Members in their consultation with Members and factual briefings from Officers

In arriving at their recommendations the IRP also took into account:

- A. The views of Members both written and oral
- B. Factual briefings on the Council from relevant Officers
- C. Allowances paid in comparable councils, namely the other Warwickshire district councils and Warwick District Council's 8 Nearest Neighbours (CIPFA 2014 model)

Membership of the Independent Remuneration Panel

7. The appointees to the Warwick District Council Independent Remuneration Panel are as follows:¹
- Dr Declan Hall: an independent consultant specialising in members' allowances and support and a former academic at the Institute of Local Government, The University of Birmingham.
 - Christopher Purser: Former Chairman of Warwick District Council Standards Committee and former Governor of Warwickshire College. Previously the Group Treasurer of a multinational corporation. A Chartered Accountant and Chartered Secretary
 - Alan Wilkinson: Former Councillor, Warwick District Council and former Leamington Town Councillor and Town Mayor. Previously a Sales Manager in a local electronic business
8. The IRP was supported by Graham Leach, Democratic Services Manager and Deputy Monitoring Officer who was the organisational lead in facilitating and supporting the work of the IRP.

The Review Process and Methodology

9. The IRP met in a hybrid fashion in light of the continuing Covid-19 pandemic imposed restrictions. The IRP met virtually via MS Teams on 4th and 5th August 2021 and physically met at the Town Hall to conduct final interviews and reach consensus on its deliberations on 11th August 2021. The IRP meetings were in closed session to enable it to meet with Members and Officers and conduct its deliberations in confidence.
10. A representative range of elected Members were invited to meet with the IRP and any other Members requesting the opportunity to meet with the IRP were also accommodated. In accordance with the request from the Council all Members were sent an aide memoire that addressed the issues the IRP was required to consider. The IRP received 26 responses to this aide memoir. The principal purpose of the aide memoire was to identify and assess the strength of any issues of concern on the part of the wider membership. The aide

¹ The Council had appointed a 4th IRP member, Zafar Bhatti, who was unable to take part in this review as he contracted Covid 19

memoire also had the methodological advantage of ensuring all Members were being asked a common set of questions, the main point being that all Members had at least one opportunity to exercise their voice during the review.

11. In addition, the IRP met with a number of Officers for factual briefings on political structures and constitutional changes since the last review and to obtain an overview on the challenges facing the Council.
12. The IRP also took cognizance of the range and levels of allowances paid in comparable local authorities, namely the four other Warwickshire district councils and Warwick District Council's eight Nearest Neighbours as defined by the Chartered Institute of Public Finance and Accountancy or CIPFA (2014 model), which are used by councils for benchmarking purposes.
13. The full range of written information received and considered by the IRP is listed in the appendices as follows:
 - **Appendix 1:** List of information and evidence that was included in the Information Pack for IRP Members
 - **Appendix 2:** Members who met with the IRP
 - **Appendix 3:** Officers who briefed IRP
 - **Appendix 4:** Summary of benchmarking of Warwick District Council Allowances against other Warwickshire Districts and CIPFA 8 Nearest Neighbours

Key Messages – The Warwick Model of Remuneration

14. Compared to peers the majority of SRAs paid in Warwick District Council are low and do not reflect a fair rate. This in itself is not a watertight case to increase SRAs but when applying the recommended methodology to arrive at the recommended SRAs, they are indeed low in both relative and real terms.
15. Aside from the issue of parity there is one of equity, largely the current SRAs undervalues the work of Members. While the SRAs were never intended to reflect the 'market value' of the workload and responsibilities undertaken by Members, they are intended to go a large way to recognising that there is a substantial time commitment and complexity to being a post holder that is not recognised in their current remuneration.
16. This is highlighted by the original policy underpinning the work of remuneration panels when considering the principles for establishing a Members Allowances Scheme²:

² Modern Local Government – In touch with the People: Cm 4014 July 1998, 3.54

The financial support for Councillors must also reinforce the culture of the modern council and address, as far as possible, any disincentives to serving in local politics. People do not enter public service to make their fortune. But neither should they pay a price for serving the public.

17. The IRP largely addressed the low Basic Allowance being paid at Warwick District Council in its previous review of 2017, while only partially addressing the low SRAs that were paid. In this review the IRP has placed the emphasis on the SRAs as they mostly remain low both in absolute and relative terms. This has been done once more on the fundamental principle that it addresses "as far as possible, any disincentives to serving in local politics."

The proposed merger with Stratford District Council

18. A strong theme emerging from the representations received was that the IRP should set the Warwick Basic Allowance and SRAs in line with those paid in Stratford-on-Avon District Council. This view arises out of the proposed merger between the two Councils. Already there is a joint Waste Management contract and a single set of Heads of Service. Furthermore, the numbers and remit of Portfolio Holders at Warwick District Council has been aligned with those at Stratford-on-Avon District Council.
19. If the proposed merger goes ahead it will not be for another 18 months at a minimum. As such, the fact remains that Warwick and Stratford-on-Avon District Council are distinct and separate corporate bodies. Furthermore, there is less number of elected Members at Stratford-on-Avon District Council, which partly accounts for the higher Basic Allowance paid there than is being proposed for Warwick District Council. If and when the two Councils do merge then there will be a need to have a new IRP to review the appropriate Basic Allowance and SRAs. The role of this IRP during this review is to address the Warwick District Council Members' Allowances scheme as it is presently constituted and address any anomalies arising.

Relating Members' Allowances to performance

20. Once again, a subsidiary theme emerging from both the written and oral representations was that there should be a link between the Basic Allowance and the differential in what Members put in. In particular, it was felt by some Members that the payment of a flat rate Basic Allowance was inequitable when they felt that some Members were working harder than others in return for that Basic Allowance, with some suggesting that an attendance element to remuneration should be introduced.

21. The IRP can only repeat what it pointed out in the 2017 review. The simple fact is that the IRP is unable to vary the Basic Allowance to differentiate between the work loads of Members. Under the 2003 Regulations a Member by virtue of being elected is entitled to the full Basic Allowance. Apart from resigning the only way not to pay the Basic Allowance is for a Member to be in breach of the 'six month' rule. If a Member does not attend an approved duty within a six month period then they cease to be a Councillor and therefore no longer paid as such. This light touch had more logic 40 years ago when Members' work was more focused on meetings. As the principal remuneration was through an attendance allowance it meant if a Member did not attend their scheduled meetings they did not get paid.
22. The IRP explored this issue in depth and decided that it was not avenue it could go down on the following grounds:
- The attendance records show that by and large Members do attend most of the scheduled meetings of their committees and panels, i.e., is not a major issue
 - While indeed there are Members who are appointed to fewer committees than others and thus have fewer meetings to attend this is a function of the political process and not the remit of the IRP
 - Putting an emphasis on attendance does not take into account the work Members do outside the formal structures of the council
 - The 2003 Regulations do not permit the payment of an 'attendance allowance'

The IRPs Recommendations - Recalibrating the Basic Allowance

| | |
|---|--------|
| • Warwick current Basic Allowance: | £5,632 |
| • Recalibrated Basic Allowance: | £5,582 |
| • Benchmarking (BM) Group Mean Basic Allowance: | £5,691 |
| • Benchmarking (BM) Group Median Basic Allowance: | £5,519 |
| • Recommended Basic Allowance 2021/22: | £5,632 |

23. In arriving at the recommended Basic Allowance in 2017 the IRP had to pay regard to the 2006 Statutory Guidance which states:

Having established what local councillors do, and the hours which are devoted to these tasks the local authorities will need to take a view on the rate at which, and the number of hours for which councillors ought to be remunerated.³

³ 2006 Statutory Guidance on Members' Allowances paragraph 67.

24. This guidance highlights three considerations when arriving at the recommended Basic Allowance, namely:

- The 'hours' or time required to be an effective ordinary Member
- The amount of this time that should be remunerated, often known as the Public Service Discount (PSD)
- The rate of remuneration

25. The IRP has recalibrated the current Basic Allowance for this review by replicating the methodology set out in the 2006 Statutory Guidance but with updated variables where appropriate.

Time required being a Member

26. As the Basic Allowance is primarily a time-based allowance that must be paid equally to all Members, it should take into account the full range of duties and activities that Members are expected to undertake including:

- Attending meetings of the Council, Executive, Committees and related panels, forums and task and finish groups, including training events
- Ward casework and constituent meetings
- Attendance at meetings of external organisations (Outside Bodies) including local community groups and stakeholder organisations
- Emails, reading reports, agendas and research, preparation and travel time where relevant

27. The most up to date source of what time is required to be an effective Member is from the Local Government Association (LGA) Census of Councillors 2018 which shows that an elected Member of a district council who does not hold any position of significant responsibility puts in on average 14.3 hours per week on 'Council business'.⁴ In effect, it is the equivalent of just under two days per week spread over a whole week and in a context whereby there is an increasing need for some Members to meet informally during the day.

28. As in 2017 when the equivalent figure was 14 hours per week the IRP has not opted to utilize 14.3 hours per week as the time element to calculate the recalibrated Basic Allowance as the IRP is recognising the extra time put in by Planning Members (which is included in the Councillor Census 14.3 hours per week) separately - see below. Consequently the IRP has continued to use an average of 12 hours per week as the time required from a 'backbench' Member

⁴ This does not include on average an additional 3.7 hours per week on group/party business. Breakdown of means hours by type of council and by positions held supplied to Chair of Panel in email from S. Richards, LGA 21st October 2019

to fulfil all their duties. This equates to 78 days per year on an 8 hour working day.

Recognising the Public Service Principle

29. In arriving at the recalibrated Basic Allowance the IRP has to recognise that not all the time put in by Members should be remunerated as there is an element of public service (or *pro bono publico*) in being a Member.
30. While, the normal range is between 30% and 40% the standard amount of time that is discounted by IRPs for public service is typically around one third on the basis that of the average time spent on Council business by all English Councillors almost 30% is the proportion that is spent "engaging with constituents, surgeries and enquiries."⁵ The Panel has opted for a public service discount at the higher end of the normal range, which is 40%, as Members of district councils have more direct contact with constituents than would be the case for County Councillors who are responsible for strategic services.
31. Thus, out of an assessment of an average of 78 days per year required to be an effective 'back bench' Member, 40% of that time (31.2 days) should not be remunerated. This leaves a remunerated time of 46.8 days per year.

Rate for Remuneration

32. In the past IRPs were issued advisory guidance from the Local Government Association (LGA) setting out a 'day session' rate that IRPs could (and did) adopt in setting a Basic Allowance. In 2010 this day session rate was £152.77⁶. The LGA discontinued the publication of the day session rate the following year by which time it was almost £160 per day, partly because many IRPs found such a rate hard to defend or justify methodologically (it was weighted to reflect male non-manual average earnings) and partly because there has been a change in how average earnings are published in that they are now set out on a local authority area basis.
33. IRPs now typically base the rate for remuneration on the average earnings for all full time employees resident in their particular council district. A locally based rate of remuneration relates the Basic Allowance to the average earnings of those whom Members represent and thus has a greater robustness. The IRP one again obtained the most recent data available (2020) from the Office of National Statistics (ONS) as published in its Annual Survey of Hours and

⁵ See Councillors Census 2018, LGA, Table 7 page 15. This is for all English Councillors regardless of type of council and position held - the only data available.

⁶ See LGAlert 62/10, Members' Allowances, 23 June 2010

Earnings (ASHE) shows the median gross weekly earnings for all full time employee jobs in the District of Warwick as £596.40, which equates to £119.28 per day⁷.

34. Consequently, in consideration of the three variables utilized to arrive at a recalibrated Basic Allowance the IRP has adopted the values as set out in Table 1 below:

Table 1: Variables and sources in arriving at the recalibrated Basic Allowance

| Variable | Amount | Evidence provided |
|------------------------------------|--------------------|--|
| Time (per year) | 78 days | Based the LGA Councillor Census 2018 figure of 14.3 hours per week minus a 2.3 hour per week discount for Planning Members SRA = 12 hours per week multiplied by 52 weeks and divided by an eight hour working day |
| Public Service Discount | 40% (31.2 days) | Based on LGA Councillors Census 2018 Table 7 & taking into account nature of district councils |
| Rate for Remuneration | £119.28 per day | Based on ONS ASHE Table 7.1a: median gross weekly earnings of all full time employees resident in Warwick District 2020 (£596.40) |

35. By following the approach set out in the 2006 Statutory Guidance the Panel arrived at a recalibrated Basic Allowance based on the following calculation:

- 78 days minus 40% = 46.8 remunerated days X £119.29 per day = £5,582

36. Recalibration of the Basic Allowance (£5,582) shows that the current Basic Allowance (£5,632) has through indexation more or less maintained its original value. In fact, the recalibrated Basic Allowance would have been marginally higher rather than marginally lower than the current Warwick District Council Basic Allowance if it was not for the fact that the rate of remuneration (Warwick median earnings 2020) fell by five per cent last year (the Covid-19 pandemic effect). Regardless, recalibration does not provide a case to revise the current Basic Allowance.

Benchmarking

37. Similarly, benchmarking does not provide a case to revise the current Basic Allowance. Benchmarking shows that the current Warwick District Council Basic Allowance (£5,632) is comparable to that paid to peers, with a mean

⁷ See ASHE, Table 7.1a, Weekly pay - Gross - all full time jobs - work geography, ONS provisional results 2020. The Panel has used median rather than mean (£710.90 per week) as ONS advises median is a more accurate reflection of 'average' earnings as it better reflects the higher number of earners on or close to living wage and evens out the distortion in the mean by a relatively few very high earners.

Basic Allowance of £5,691 and a median of £5,519 paid in the comparator group of councils.

Representation received

38. Finally the general view in the representation received both oral and written was the current Basic Allowance was largely fit for purpose. There was some representation received that argued for an increase in the current Basic Allowance; more specifically that it should be on par with the Basic Allowance (£6,129) paid in Stratford-on-Avon as a result of the proposed merger of the two Councils. As mentioned previously the IRP has not accepted that there should be a convergence between the allowances paid at Warwick and Stratford-on-Avon District Councils as they remain two distinct entities.
39. More, specifically regarding the Basic Allowance, the IRP notes that Stratford-on-Avon District Council is seeking to increase the numbers of elected Members from 36 (having reduced numbers from 54 a few years ago). The Stratford-on-Avon IRP has indicated that if this does occur it may well reduce the current Basic Allowance. Secondly, there is a different model of remuneration at Stratford-on-Avon District Council that may well support a higher Basic Allowance. Stratford-on-Avon District Council does not pay a large number of smaller SRAs as is the case in Warwick District Council, namely to members of the Planning Committee and Chairs of the Programme Advisory Boards. In effect the availability of these SRAs in Warwick District Council means that nearly all back bench Members have the opportunity to have a small SRA that is not available in Stratford-on-Avon District Council. As a result it brings the effective remuneration of the wider membership of Warwick District Council much closer to the Basic Allowance paid in Stratford-on-Avon District Council.
40. **The IRP recommends that the Basic Allowance should be maintained at £5,632, subject to any applicable indexation.**

Special Responsibility Allowances - The Leader's SRA

| | |
|--------------------------------|---------|
| • Leader's current SRA: | £12,671 |
| • BM Group Leaders Mean SRA: | £16,302 |
| • BM Group Leaders Median SRA: | £16,592 |
| • Recommended Leader's SRA: | £16,333 |

41. The Leader's current SRA (£12,671) is set at a multiple of 2.25 times the Basic Allowance in accordance with a methodology set out in the 2006 Statutory Guidance (paragraph 76), known as the factor approach.

42. Since the previous review in 2017 the Leader's role has continued to evolve, with more demands being placed on role. While being Leader of Warwick District Council does not require a full time commitment it demands a time commitment that makes it difficult to sustain full time paid employment in the normal sense. The Leader attends Council offices regularly and even when not at the Council Offices the Leader has to be available to talk to or email Officers and other Members every day. Moreover, the current political context, namely running a minority administration, means the Leader has to engage with the other political group Leaders simply to ensure an orderly operation of Council business. For example, the Leader now attends, with the other Group Leaders, the Leadership Co-ordination Group twice a month where upcoming issues are discussed and ways forward agreed upon (where this can be done).
43. Then there are all the external demands on the Leader's time which have increased, particularly at the regional and sub-regional level. Warwick District Council is an associate Member of the West Midlands Combined Authority and the Leader attends all the meetings of that body. The Leader also attends as the Council's representative the Coventry and Warwickshire Local Enterprise Partnership (CWLEP). Similarly the Leader is appointed to the West Midlands Leaders Board, Coventry and Warwickshire Local Enterprise Partnership (LEP) and LLP Board and West Midlands Employers (formerly West Midlands Councils). Moreover, central government now places greater emphasis on leadership in local government and expect Leaders' to rise to that challenge, making the Leader more visible and involved across the board. The Leader (as does the Deputy Leader and the relevant Warwick District Council Portfolio Holder) also now attends the Joint Cabinet/Executive Committee of Stratford-on-Avon and Warwick District Councils. This committee is to enable the two Councils to work more closely to develop a combined Local Plan for South Warwickshire. The IRP is also mindful of the challenges brought about by the Covid-19 pandemic that has also placed greater demands on the Leader in particular.
44. The Leader has all executive powers vested in the post and is responsible for the discharge of all executive functions. In particular, the Leader is now appointed for 4 years and in turn appoints the Deputy Leader and Executive Portfolio Holders, determines the remit of the executive members and any delegation of executive powers to committees; all these were previously Council functions. In effect the Leader now has the same level of responsibility as an elected Mayor - it is their method of appointment and tenure that differs. In Warwick District Council. The Leader has responsibility for:
- Appointing the Executive and delegations of executive arrangements,
 - Chairing the Executive;

- Chairing other Boards and Working Groups as appropriate;
- As Lead Member, or Portfolio Holder, for Strategic Leadership the Leader is also responsible for strategic projects, maintaining a corporate oversight of issues and addressing issues which crossover areas of portfolio responsibility;
- External relations, within Warwickshire, West Midlands and at a national level.

45. In the representation received by the IRP the strongest view that emerged was that the Leader's SRA needed to be revised. This view is also supported by the benchmarking which shows a mean Leaders SRA of £16,302 and a median SRA of £16,592 across the comparator group of councils. While the Leader's SRA is not the lowest in the benchmarking group it is close to being the lowest.
46. The evidence is such that the Leader merits an increase in their SRA. In arriving at the appropriate figure the IRP has maintained the factor approach but increased it from 2.25 times the current Basic Allowance to 2.9 times. The IRP selected a multiple of 2.9 of the Basic Allowance on the basis that benchmarking shows that the mean Leaders' SRA (£16,302) is 2.9 times the mean Basic Allowance (£5,691). This equates to £16,333, which brings it in line with the average Leaders SRA paid in the benchmarking group.
47. **The IRP recommends that the SRA for the Leader of the Council should be reset at a multiple of 2.9 times the recommended Basic Allowance (£5,632), which equates to £16,333 per annum, subject to any indexation going forward.**

The Deputy Leader of the Council

48. Previously, in recommending other SRAs the IRP has in the main followed the approach laid out in the 2006 Statutory Guidance (paragraph 76) which states:

A good starting point in determining special responsibility allowances may be to agree the allowance which should be attached to the most time consuming post on the Council (this maybe the elected mayor or the leader) and pro rata downwards for the other roles which it has agreed ought to receive an extra allowance.

49. This is known as the 'pro rata' approach in that the other remunerated posts are assessed as a ratio or percentage of the Leader's role. By definition the size of the Leader's roles is 100%. The IRP has chosen to maintain this approach and adjusted the ratio for SRAs where there is a demonstrable case to do so.

- Deputy Leader's current SRA: £6,336

- BM Group Deputy Leaders' Mean SRA: £9,670
- BM Group Deputy Leaders Median SRA: £8,527
- Deputy Leader's recommended SRA: £8,167

50. Currently, the SRA for the Deputy Leader is set at 50 per cent of the SRA paid to the Leader. Benchmarking also shows that the Deputy Leader's SRA is not only substantially below the mean SRA (£9,670) and median SRA (£8,527) paid to Deputy Leaders in the comparator group of councils but is the lowest, where a differential SRA is paid to a Deputy Leader.
51. The Deputy Leader undertakes the traditional role of attending briefings with the Leader, acting as a sounding board and stepping in for the Leader in the Leader's absence, which occurs more frequently as the Leader has had to undertake a larger regional role. Indeed it means that the Deputy Leader (as do most other executive members but to a lesser extent) has acquired a larger regional role simply because the demands upon the Leader have grown so much that specific tasks are delegated to the Deputy Leader such as leading on special projects as assigned. The Deputy Leader also attends the Joint Cabinet/Executive Committee for Stratford-on-Avon and Warwick District Councils. Similarly, in the representation received there was also a view that the SRA for the Deputy Leader as with all other Executive Members was on the low side.
52. The IRP remains of the view that current ratio of 50 per cent of the Leader's SRA is still appropriate and has maintained that ratio vis-à-vis the recommended SRA for the Leader in arriving at the recommended SRA for the Deputy Leader, which equates to £8,167.
53. **The IRP recommends that the SRA Deputy Leader/Portfolio Holder remains at 50 per cent of the Leader's recommended SRA (£16,333), which equates to £8,167, subject to any indexation applicable.**

Other Executive/Portfolio Holders (x7)

- Other Executive Members current SRA: £5,702
- BM Group Other Executive Members Mean SRA: £8,411
- BM Group Other Executive Members Median SRA: £6,895
- Other Executive Members recommended SRA: £7,350

54. Legislation puts a cap on the number of Executive Members at a maximum of 10, including the Leader and Deputy Leader. Currently there are seven other Executive Members, an increase of one since the last review so they have each acquired a slightly reduced remit. Again the Portfolio Holders SRA is

significantly below the benchmarked mean (£8,411) and median (£6,895) SRAs for other Executive Members.

55. As with the Leader and Deputy Leader all executive roles have evolved with more partnership working arrangements and working with a greater range of stakeholders. Currently the SRA for the other Executive Members has been set at 45 per cent of the Leader's SRA. The IRP received no evidence not to maintain this ratio vis-à-vis the Leader's recommended SRA (£16,333), which equates to £7,350, placing this SRA between the mean and median SRAs paid in the comparator councils.
56. **The IRP recommends that the SRA for the 7 other Members of the Executive/Portfolio Holders remains at 45 per cent of the Leader's recommended SRA (£16,333), which equates to £7,350, subject to any indexation that is applicable.**

Chairman of Planning Committee

- Planning Chairman current SRA: £4,487
- BM Group Planning Chairmen Mean SRA: £5,487
- BM Group Planning Chairmen Median SRA: £5,083
- Recommended Planning Chairman SRA: £5,717

57. Currently the Chairman of the Planning Committee receives an SRA (£4,487) set at 35 per cent of the Leader's SRA. Benchmarking shows that a mean (£5,487) and median (£5,083) SRA for chairmen of Planning Committees in the comparator group.
58. Planning is a statutory function and where planning applications are not delegated to Officers then that function must be discharged by a committee. Decisions of the Planning Committee are quasi-judicial in that they have the force of law. It is noted that 90% of planning applications now delegated to and decided by Officers, although often after consultation with the Planning Chairman. However, due to development pressures in the district planning is a high profile committee that meets more often than any other committee, on a four week cycle as opposed to the normal six week cycle. Planning had 37 meetings last year, twice as many as the next nearest – Overview and Scrutiny with 18 meetings. In addition there are six site visits per year on a Saturday morning that is organised by the Council, although they were temporarily suspended during the Covid-19 pandemic they are resuming. The Chairman has to chair what are often raucous and contentious meetings and is subject to a great deal of lobbying, as are all Members of the Planning Committee.

59. The IRP accepts that the Chairman of Planning has a larger workload and responsibility than other committee chairs, with the Planning Committee being the most active and high profile committee of the Council and the SRA for the Chairman should reflect that reality in that their SRA should be the highest of the remunerated committee chairmen while differentiating sufficiently from other Executive Members to recognise the distinction in their constitutional responsibilities. Consequently, the IRP has maintained the current ratio of 35 per cent of the Leader's recommended SRA (£16,333) in arriving at the recommended SRA for the Chairman of the Planning Committee, which equates to £5,717. This is slightly higher than the average SRA paid to Planning Committee Chairmen in the benchmarked councils but the IRP is content with that on the basis that there are greater planning pressures within Warwick District Council than in most of the other comparator councils.
60. **The recommended SRA for the Chairman of the Planning Committee is £5,717, which is 35% of the Leader's recommended SRA, subject to any indexation that is applicable.**

Vice Chairman Planning Committee

- Planning Vice Chairman current SRA: £1,109
- BM Group Planning Vice Chairmen Mean SRA: £1,853
- BM Group Planning Vice Chairmen Median SRA: £1,664
- Recommended Planning Vice Chairman SRA: Discontinue

61. The Vice Chairman of the Planning Committee is the only Committee Vice Chairman that is paid an SRA, currently £1,109. There was representation received that queried the validity of this SRA largely on the grounds that it appeared to be an anomaly due to its uniqueness. This is partly backed up by benchmarking; only seven out of the 12 other comparator councils remunerate such a post. The mean benchmarked SRA is £2,111 but with a sample size of seven the mean is distorted by a single high payer (Chelmsford at £3,957).
62. The IRP in the 2017 review decided to continue this SRA principally on the grounds that the Vice Chairman of Planning is required to chair the advisory Planning Forum twice a year, the only Vice Chairman who had such a discrete assigned responsibility. However, this is no longer the case as the advisory Planning Forum no longer exists. As such the responsibility of the Planning Vice Chairman is no greater than that of other Committee Vice Chairmen, namely keeping abreast of their committee brief and standing in for their respective Chairman when required. While the Planning Committee Vice Chairman has to attend more meetings than any other Committee Vice Chairmen this has been addressed through the payment of the Planning

Committee members SRA (see below). Consequently the IRP has concluded that the SRA for the Chairman of the Planning Committee should be discontinued.

63. **The IRP recommends that the SRA for the Vice Chairman of the Planning Committee is discontinued.**

Other Members of the Planning Committee (x10)

64. In the 2017 the IRP recommended that the other Members of the Planning Committee were paid an SRA simply set at a flat rate of £250. It was recommended to recognise the additional workload of Planning Committee members being above and beyond that expected from other elected Members. In addition there was a Warwick District Council specific additional workload carried out by all Planning Members in the requirement to undertake council organised site visits 6 times per year on Saturday mornings which is not typically the case in other councils.
65. There was strong representation that this SRA should be increased. Benchmarking shows that such a SRA is only paid in two of the 12 other comparator councils (Harrogate £784 and Colchester £1,121) which albeit it a very limited comparison does suggest a case to increase this SRA.
66. The IRP has accepted the case to increase this SRA and in doing so it has reset it at 3.5 per cent of the Leader's recommended SRA, which equates to £572.
67. **The IRP recommends that the SRA for the other 10 Members of the Planning Committee is reset at 3.5 per cent of the Leader's recommended SRA, which equates to £572.** The Chairman is not eligible for this SRA as they are already being recommended an SRA that takes into the account their wider workload and responsibilities on the Planning Committee. In addition where an ordinary Member of the Planning Committee is in receipt of another SRA then they are still bound by the 1-SRA only rule - see below.

Chairman of Licensing & Regulatory Committee

- | | |
|--|--------|
| • Licensing & Regulatory Chairman current SRA: | £3,801 |
| • BM Group Licensing Chairman Mean SRA: | £3,153 |
| • BM Group Licensing Chairman Median SRA: | £2,692 |
| • Recommended Licensing & Regulatory Chairman SRA: | £4,083 |

68. The Licensing & Regulatory Committee and its sub Panels discharge the statutory functions in accordance with the Licensing Act 2003 and Gambling Act 2005 which mainly relates to working on the Council's licensing policy and hold hearings where there are objections to licensing applications. The current SRA (£3,801) is alone in being above that paid to peers in the benchmarking group, with a mean SRA of £3,153 and median SRA of £2,692. However, unlike most other councils where Licensing Committees (and their panels) mainly relate to licensed premises, gambling and taxi licensing, the Warwick Licensing & Regulatory Committee has additional functions such as elections and electoral registration, boundary reviews, anti-social behaviour and public footpaths.
69. However, the largest part of this work relates to liquor and gambling applications that are the subject of objections and requests made for the review of licenses. In turn these are now considered by one of the five Licensing Sub Panels, consisting of three Members drawn from the full committee. All Licensing and Regulatory Committee Members are assigned a Sub Panel with each Sub Panel scheduled to meet in rotation so the workload is spread across the full membership. In 2020/21 there was 13 Licensing and Regulatory Sub Panels, with 21 scheduled meetings for 2021/22. It is difficult to ascertain whether this spike in workload will continue going forward but in the post-Rotherham context taxi licensing hearings have become a larger feature than in the past and it is an increasing area of the Chairman's workload and responsibility, not least in keeping up to date with Child Sexual Exploitation issues and proposed legislation in this area.
70. Consequently the IRP feels that based on the multiple functions of the Licensing & Regulatory Committee and the post Rotherham context that the SRA for the Chairman should broadly be maintained at its current level and has reset the at 25% of the Leader's recommended SRA, which equates to £4,083..
71. **The IRP recommends that the SRA for the Chairman of the Licensing and Regulatory Committee is reset at 25 per cent of the Leader's recommended SRA which equates to £4,083.**

Chairmen of Overview and Scrutiny Committees (x2)

- Overview & Scrutiny Chairmen's current SRA: £3,168
- BM Group Overview & Scrutiny Chairmen's Mean SRA: £4,327
- BM Group Overview & Scrutiny Chairmen's Median SRA: £3,608
- Recommended Overview & Scrutiny Chairman's SRA: £4,083

72. The current SRA (£3,168) for the Chairmen of the Scrutiny Committees has been set at 25 per cent of the Leader's SRA.
73. Overview and Scrutiny is the process whereby executive decision-makers are held to account and is a statutory function which has to be discharged by at least one Overview and Scrutiny Committee. They are also tasked with reviewing specific issues within their relevant service areas. The two committees are
- Overview and Scrutiny Committee - prime purpose is to review items to be considered by the Executive, review past decisions, policy development, health and wellbeing issues and any specific issues and problems with any service area
 - Finance & Audit Scrutiny Committee - prime purpose is to provide independent assurance of the adequacy of the risk management framework and the associated control environment and scrutiny of the council's financial and non-financial performance vis-à-vis exposure to risk and audit issues
74. Benchmarking shows that the current SRA (£3,168) paid to Scrutiny Chairmen is below that paid to equivalent posts in the benchmarked councils, with a mean SRA of £4,327 and median SRA of £3,608. However, the benchmarking is somewhat clouded by the unusual scrutiny model in Warwick District Council, in that Finance scrutiny is combined with the Audit function. In all the other comparator councils (except North Warwickshire) they have a separate Audit Committee, with a mean Chairman's SRA of £2,569 and median SRA of £2,692. In this context the SRA paid to the Warwick District Council Scrutiny Chairmen represents value for money through the combination of finance scrutiny and audit functions in one committee.
75. Nonetheless, the IRP has decided that the current ratio of 25 per cent of the Leader's recommended SRA is still appropriate, which equates to £4,083. This places the SRA for the Chairmen of the Scrutiny Committees on a par with the recommended SRA for the Chairman of the Licensing and Regulatory Committee and between the mean and median SRA paid to equivalent posts in the benchmarked councils.
76. **The IRP recommends that the SRA for the Chairmen of the Overview and Scrutiny Committees (x2) remains at 25 per cent of the Leader's recommended SRA, which equates to £4,083 subject to any applicable indexation.**

Chairman of the Employment Committee

- Employment Committee Chairman's current SRA: £1,267
- BM Group Employment Chairman's Mean/Median SRA: NA
- Recommended Employment Committee Chairman's SRA: £1,633

77. The Employment Committee is responsible for approving any policies affecting staff employment, including terms and conditions and oversees arrangements for determining staff appeals. The IRP considered whether the Chairman of the Employment Committee still merited an SRA on the basis that it is scheduled to meet less than most other committees, four times per year and it is not a post that is typically paid elsewhere. However, the IRP has decided to maintain this SRA at 10 per cent of the Leader's recommended SRA as it is a full committee of the Council and it has and will continue to undertake work on staff reorganisation and policies seeking to align with Stratford-on-Avon District Council, in preparation for the proposed merger. For example, while the Employment Committee had four scheduled meetings in 2020/22 it actually met seven times – a pattern the IRP sees no reason to think will not be repeated for 2021/22.

78. **The IRP recommends that the SRA for the Chairman of the Employment Committee remains at 10 per cent of the Leader's recommended SRA, which equates to £1,633, subject to any applicable indexation.**

Chairman of the Standards Committee

- Standards Committee Chairman's current SRA: £1,267
- BM Group Standards Chairman's Mean SRA: £1,362
- BM Group Standards Chairman's Median SRA: £1,362
- Recommended Standards Committee Chairman's SRA: £817

79. Since the implementation of the Localism Act 2011 there is no longer a requirement to maintain a Standards Committee although the Council still retains residual statutory standards functions. However the Council has decided to maintain a Standards Committee to discharge most of the residual functions. Currently, the Chairman is remunerated on a par with the Chairman of the Employment Committee, i.e., the SRA has been set at 10 per cent of the Leader's SRA.

80. The Standards Committee has five scheduled meetings for 2021/22 but it typically cancels two of them due to lack of business while adding an extra meeting in response to issues arising. Moreover, post Localism Act 2100 the Standards Committee has a reduced remit, in particular complaints now being dealt with by the Monitoring Officer and the statutory post of Independent

Person in the first and typically last instance. There has not been a Standards Hearing since 2014.

81. Consequently, the IRP considered whether an SRA was still merited for this post. It is not typically a remunerated post elsewhere, with only four out of the other 12 comparator councils still maintaining and remunerating a Standards Committee Chairman. The IRP has decided to maintain this SRA on the basis that it is a full committee of the Council and there was a potential role for the Chairman in leading on any hearings arising from complaints against elected Members. However, the IRP has decided not to be guided by the SRA paid to equivalent posts in the comparator councils as the Standards Committees elsewhere often have an additional remit such as governance. In arriving at the recommended SRA the IRP has reset it at five per cent of the Leader's recommended SRA (£16,333), which equates to £817.
82. **The IRP recommends that the SRA for the Chairman of the Standards Committee (x1) is reset at five per cent of the Leader's SRA, which equates to £817, subject to any indexation applicable.**

Chairman of the Warwick District Towns Conservation Advisory Forum (CAF)

83. The Warwick District Towns Conservation Advisory Forum (or CAF) is a Warwick District Council specific body that reflects the District's special historic and architectural nature. CAF's purpose is to assist in protecting and enhancing the District's historic and architectural character. It consists of stakeholder representatives and two elected Members of the Council who have an interest in the historic environment and planning matters and are appointed as Chairman and Vice Chairman. The Chairman also acts as the Council's Heritage Champion. CAF normally meets every 4 weeks to reflect the planning cycle so that it can make recommendations to the Planning Committee where applications have an impact on historical buildings or where they are of special nature. It is an informal consultative body organised at the Council's discretion.
84. Again the IRP considered whether the Chairman of CAF continued to merit an SRA particularly as it is not a full committee and is advisory in nature. The IRP decided to maintain this SRA as it does make a value contribution to the work of the Planning Committee. However due to its unusual and advisory nature the IRP has decided to reset this SRA at five per cent of the Leader's recommended SRA (£16,333), which equates to £817.
85. **The IRP recommends that the SRA for the Chairman of the Warwick District Towns Conservation Advisory Forum is reset at five per cent of the Leader's recommended SRA, which equates to £817, subject to any indexation applicable.**

Chairmen of Programme Advisory Boards (PABs X 9)

86. In September 2020 the Council introduced six Programme Advisory Boards (PABs). The aim was to enable backbench Members to have a greater involvement in shaping the Cabinet decisions, particularly on services, key projects and programmes (but no day to day operations). It was envisaged that it would also help to utilise the skills, knowledge and talent of all Members in a more effective way and become a means of nurturing future senior Members. They have four scheduled meetings per year, although additional meetings can and have been scheduled for some of the PABs.
87. In September 2020 the IRP (meeting virtually) recommended an SRA of £260 (now £267 – on a par with the SRA for Planning Members) for the PAB Chairmen on the basis that these SRAs would be reviewed in this full review. In July 2021 it was agreed that the number of PABs should be increased from six to nine to align with the executive portfolios.
88. The IRP has decided that these SRAs are still merited but not on a same level as the IRP has recommended for the SRA for the members of the Planning Committee. While it was recognised “that the work of the PABs had had a positive effect”⁸ the IRP heard that the work of each PAB was variable with little consistency across the work and their impact and they were still yet to be fully developed. As such the IRP has reset this SRA at two per cent of the Leader’s recommended SRA, which equates to £327.
89. **The IRP recommends that the SRA for the Chairmen of the PABs (X9) is reset at two per cent of the Leader’s recommended SRA, which equates to £327, subject to any applicable indexation.**

Opposition SRAs - Leader of the Main Opposition Group

- | | | |
|---|--|--------|
| • | Main Opposition Group Leader current SRA: | £3,201 |
| • | BM Group Main Opposition Group Leaders Mean SRA: | £3,614 |
| • | BM Group Main Opposition Group Leaders Median SRA: | £3,388 |
| • | Recommended Main Opposition Group Leader SRA: | £4,083 |
90. The 2003 Regulations require that where the Council is controlled by one or more political groups (defined as having a minimum of two Members) then at least one SRA must be paid to an Opposition Member. The current Warwick District Council allowances scheme fulfils this requirement and more by not

⁸ Cabinet Report, “Review and Revisions of Programme Advisory Boards”, 8th July 2021

only making provision for Opposition SRAs but through appointing Opposition Members to Chair a number of Committees.

91. Currently the main Opposition Group Leader receives an SRA (£3,201), originally set at 25 per cent of the Leader's current SRA, which is only marginally below that paid to equivalent posts in the comparator councils. The IRP has decided to keep the SRA at 25 per cent of the Leader's recommended SRA, which equates to £4,083.
92. The IRP notes that this is somewhat above the mean SRA (£3,614) and median SRA (£3,388) paid in the comparator group of Councils. However, the IRP is content with this as the role of the Leader of the Main Opposition Group is larger than in most other councils due to the current political context that places additional demands on the Leader of the Main Opposition Group such as attendance at the Leadership Co-ordination Group twice a month. The current political context will in all likelihood not change significantly over the next few years. This is in addition to principal duty of the Leader of the Main Opposition Group to provide a challenge to the controlling administration.
93. **The IPR recommends that the SRA for the Leader of the Main Opposition Group remains at 25% of the Leaders' recommended SRA, which equates to £4,083, subject to any applicable indexation.**
94. **The IRP further recommends that the current provision that if there are two Main Opposition Groups of equal size then the Main Opposition Group Leader's SRA of £4,083 is divided equally between each Main Opposition Group Leader, which equates to £2,042, is maintained. The same principle should be extended in the highly unlikely event that there are more than two Main Opposition Groups of equal size.**

Leaders of Other Opposition Groups with at least four Members

- Other Opposition Group Leaders current SRA: £1,267
- BM Group Other Opposition Group Leaders Mean SRA: £1,948
- BM Group Other Opposition Group Leaders Median SRA: £1,559
- Recommended Other Opposition Group Leaders SRA: £1,633

95. Currently, where other Opposition Groups attain a minimum of four members then their Group Leader receives an SRA of £1,267. This was originally set at 10 per cent of the Leader's SRA. In the current political context this SRA applies to two other Opposition Group Leaders, although under the 1-SRA only rule it means that the respective Group Leaders of other Opposition Groups are not paid this SRA as they hold other remunerated posts.

96. The IRP received no evidence that the current ratio of 10 per cent of the Leader's SRA was still not appropriate in arriving at the recommended SRA for the Leaders of other Opposition Groups, subject to having four group members.
97. **The IRP recommends that where an Other Opposition Group reaches the qualifying criteria of having a minimum of four Group Members then they receive an SRA set at 10 per cent of the Leader's recommended SRA, which equates to of £1,633, subject to any indexation applicable.**

Other SRAs considered

98. The IRP considered whether there was a case to remunerate other posts not currently in receipt of an SRA, particularly Members appointed to Licensing Sub Panels, but the evidence to support any additional SRAs was limited so the IRP is not making any recommendations in this regard.

Maintaining the 1-SRA Only Rule

99. In common with most Councils Warwick District Council has adopted what is known as the 1-SRA only rule; in that regardless of the number of remunerated posts held by an elected Member they can be paid 'one SRA only. Out of the 12 councils in the benchmarking group only Harrogate puts no limit on the number of SRAs a Member can be paid, with Charnwood paying 50 per cent of a second SRA a Member may be eligible for. No evidence was received to change the 1-SRA only rule for Warwick District Council.
100. **The IRP recommends that the 1-SRA only rule is maintained.**

The Co-optees' Allowance

101. The scheme contains provision for a Co-optees' Allowance (£300 per year) for non-elected Co-optees appointed to the Council's committees and panels in accordance with Part III the Local Government Act 2000. At the present time there are no standing Co-optees on any Council committee but this may not be the case in the future. To future proof the scheme **the IRP recommends that provision for a Co-optees' Allowance at £300 is maintained, subject to any indexation applicable, and to be paid to any standing Co-optees the Council appoints.**

The Dependents' Carers' Allowance (DCA)

- ### Travel & Subsistence Allowances - for within the District

107. The IRP received some representation that Members should have provision for claiming in-authority travel restored, after the IRP had discontinued it following the 2017 review. The issue was particularly raised in relation to travel costs of Members who represent the more rural wards and need to undertake not insignificant travel to visit constituents. It was also raised in relation to those Members who attend Parish and Town Council meetings within their electoral division in that they should be able to claim a travel allowance for such meetings.
108. The IRP has not accepted this representation. Visiting constituents and attending Parish Council meetings were never defined as approved duties even when Members had the right to claim in-authority travel. In any case, part of the rationale behind the recommended increase in the Basic Allowance back in 2017 was so that it was deemed inclusive of all such expenses.
109. **The IRP recommends that there should be no change to current situation in that Members cannot claim travel and subsistence allowances for attending any duties within the district.**
110. The IRP points out that Members retain the ability as individuals to seek tax relief for any costs incurred in carrying out their council related duties for which they cannot otherwise claim reimbursement as long as they can show such "travelling expenses were "necessarily incurred in the performance of the duties of their office."⁹

Travel and Subsistence Allowances - Outwith the District

111. It is a different context when a Member has to travel outwith the District to represent the Council at regional and national meetings or attend conferences. In these cases Members are incurring expenses that are beyond 'incidental' and are not typically incurred through a Member's routine work. The IRP received no evidence to change the current approved duties and conditions for which the Travel and Subsistence Allowances may be claimed outwith the district with one minor amendment. The scheme should be amended to specify the applicable mileage rate if a Member is attending an approved duty outwith the district by travelling in a hybrid/electric vehicle. The HMRC mileage rates are the same as when travelling by a petrol/diesel vehicle, namely 45p per mile.
112. **The IRP recommends that the current Travel and Subsistence approved duties and rates should be maintained for Members undertaking approved duties outwith the district and that the scheme should be amended to specify that where Member is attending an approved duty**

⁹ See 2006 Statutory Guidance paragraph 108.

outwith the district by travelling in a hybrid/electric vehicle then the mileage rates are the same as when travelling by a petrol/diesel vehicle, namely the HMRC Approved Mileage Allowance Payment (AMAP) rate, which is currently 45p per mile.

The Civic Allowance – Council Chair and Vice Chair

113. Although the payment of the Civic Allowance is outside the remit of the 2003 Regulations the IRP has been asked by the Council, in the absence of any other external validation, to provide a view on the payment of the Civic Allowance to the Council Chair and Vice Chair.
114. The Civic Allowance is payable under the 1972 Local Government Act (s3(5) and (s5(4) whereby a Council “may pay the chair and vice chair an allowance which it thinks reasonable for the purpose of meeting the expenses of those offices.”¹⁰ The current Civic Allowance for the Council Chair is £4,435 and the Vice Chair £1,267, which is 28.5 per cent of the Chair Civic Allowance.
115. The IRP was informed that the role of the Civic Head (and by extension the Deputy Civic Head) had radically altered in the past year with a dramatic reduction in the number of external events the Council Chair is required to attend down to a handful a year. This has also dramatically reduced the “expenses of those offices.” Although the Civic Allowance is not an SRA the IRP does note that the Council Chair is still required to chair eight Council meetings per year and recognises that the Civic Allowance does in effect partially recognise this responsibility.
116. However, in light of having a dramatically reduced number of external events to attend and therefore much reduced costs the IRP has reset the Chair’s Civic Allowance at 25 per cent of the Leader’s recommended SRA, which equates to £4,083. The IRP has further decided to maintain the current ratio of the Deputy Chair’s Civic Allowance vis-à-vis the Chair’s recommended Civic Allowance, which is 28.5 per cent, which equates to £1,164.
117. **The IRP recommends that the Civic Allowance for the Council Chair is reset at 25 per cent of the Leaders’ recommended SRA, which equates to £4,083 and that the Civic Allowance for the Deputy Chair remains at 28.5 per cent of the Chair’s Civic Allowance, which equates to £1,164. Both the Council Chair and Deputy Chair’s Civic Allowances should also have relevant indexation applied.**

Other Issues Arising I – Administration/IT Support

¹⁰ 2006 Statutory Guidance, paragraph 90

118. An issue raised with the IRP related to the level of IT and administrative support that Members receive. Members are issued with an iPad but it was argued that a laptop may be more pertinent for their needs. Similarly, it was argued that for senior Members in particular enhanced administrative/secretarial support would be useful.
119. However, the IRP was informed that the extent of IT and administrative support that is provided to Members is a decision reserved to full Council and if Council felt that current provisions needed revision then it could do so. As such, **the IRP is not making any recommendations in this regard.**

Other Issues Arising II – Job Descriptions or Role Profiles for Members

120. Another issue raised with the IRP was the lack of “job descriptions” for elected Members. This was raised particularly in relation to senior Members in that they should be given some indication of the demands and commitments required before they take on a senior role.
121. This is a tricky issue to address. Legally Members are not employees so they cannot be given “job descriptions” or role profiles that are binding in terms of required time commitments and the demands of the roles. The reality is that the time commitment of the backbench role can be deduced from the fact that the Basic Allowance is based on an expectation of an average of 12 hours per week input. For post holders, it is more difficult as different individuals bring different ways of working to their posts and have differing capacities. All the IRP can do is note that there is nothing in English local government law that recognises even senior Members as a full time professional role, even though it is noted that currently the demands on the Leader of Warwick District Council have increased to the point where there are many weeks it is effectively a full time role.
122. Whilst the IRP had some sympathy with the notion of job descriptions it felt that was a matter for the Council as it was beyond the remit of the IRP. In particular, that in moving from a “the job is what you make it” philosophy to a more prescriptive regime of defined job descriptions, the Council may be unduly burdening itself. This is due to the raft of work required to create and agreeing job descriptions and then the consequent burden of keeping them up to date, meaningful and relevant in a constantly changing environment; not to mention what is to be done if they are ignored as they have no legal standing.
123. Consequently, due to the legal context and differing perceptions and capacities regarding how in particular senior roles are taken on **the IRP is not making any recommendations regarding the adoption of “job descriptions” or role profiles for elected Members.**

Other Issues Arising III – Maternity, Paternity and Adoption Leave

124. Finally, the issue was raised with the IRP that there was lack of clarity regarding allowances payable if and when a Member had to take maternity leave. Again, as Members are not legally classified as employees they have no statutory maternity (or paternity or adoption) leave rights.
125. However, there is nothing to stop a Council voluntarily agreeing to pay allowances for when a Member is required to take maternity leave. As long as a Member abides by the requirement of the six month rule (which requires them to attend an approved duty at least once every six months unless given an exception by the Council) they can continue to be paid their Basic Allowance and if applicable their SRA. The IRP supports such a policy and it should also be extended to include not just maternity leave but also paternity and adoption leave.
126. **The IRP recommends that the allowances scheme is amended to include a statement that clarifies the continued right of remuneration for a Member when they are required to take maternity, paternity or adoption leave for up to a period of 12 months, subject to the legal attendance requirements.**

Indexation

127. The IRP has historically supported the right of the District Council to index allowances in accordance with the 2003 Regulations (10. (4)). It is now common practice across all English local authorities and was almost universally supported in the representation received. Historically and in common with most other English local authorities the principal indexation utilised has been what is known as the NJC index. This is the annual percentage salary increase for local government staff (at spinal column 43 – top spinal point since 2019) as agreed each year by the National Joint Council (NJC) for Local Government Services. The IRP has no reason to change its policy on the indexation of Members Allowances in Warwick District Council. It helps to prevent allowances losing their relative value, which necessitates periodic substantial increases simply to maintain their value.
128. **The IRP recommends that the following indices are applied to the allowances paid to Members of Warwick District Council:**

Basic Allowance, SRAs, Civic and Co-optees' Allowances:

- Indexed to the annual percentage salary increase for local government staff (at spinal column 43) as agreed each year by the National Joint Council for Local Government Services and applicable to the same year it applies to Officers but with an implementation date from the start of the municipal rather than financial year.

Mileage Allowance (Outwith only):

- Members' mileage allowances rates should be indexed to HMRC Approved Mileage Allowance Payment (AMAP) rates.

Subsistence Allowances (Outwith only):

- Subsistence allowances should be indexed to the same rates that are applicable to Officers.

The Dependants' Carers' Allowance:

- Child care: maximum hourly rate claimable indexed to the National Living Wage.
- Elderly/Disabled care: maximum hourly rate claimable indexed to the hourly rate charged by Warwickshire County Council Social Services Department for a Home Help.

129. **The IRP also recommends that indexation should run for four years (2021-2025), which is the maximum length of time permitted by the 2003 Regulations (10. (5)).**

Implementation

130. **The IRP recommends that the new scheme of allowances based on the recommendations contained in this Report is adopted from the date of the Council's meeting on 20th October 2021 for implementation on 1st November 2021, or any date thereafter agreed by the Council. The exception to this is that the allowances need to be revised to allow for indexation based upon the pay award to Officers for 2021/22 which is yet to be agreed.**

APPENDIX 1 - - Information reviewed by the IRP

1. IRP Terms of Reference
2. Warwick Council Members' Allowances Scheme 2020/21 including full schedule of SRAs payable and travel and subsistence allowances including approved duties
3. The Councils annual statutory publication of Members' allowances and expenses received by each Members including category sub totals, 2020/21, including other support/items provided to Members.
4. Members' Allowances Review, IRP Report March 2017
5. Minutes recording decision re: March 2017 IRP Report as set out in Report to Executive, 128th June 2017 and Council 20th September 2017
6. Diagram/Flowchart of Warwick District Council Committee structure
7. Calendar of Council Meetings 2020/21, including the number of:
 - Meetings that were cancelled in 2020/21
 - Licensing and/or Regulatory Panel meetings for last 4 years and who chaired them
 - Standards hearings for past 4 years and who chaired them
8. Calendar of Council Meetings 2021/22
9. Terms of Reference for Committees, Panels, etc., including the membership of the Executive and Committees and who chairs them
10. Summary of main changes to Constitution/Committees since 2017
 - Verbal report from Graham Leach, Democratic Services Manager and Deputy Monitoring Officer
11. Council Minutes, 2nd September 2020, SRA for Programme Advisory Board Chairs and Report to Cabinet, Review & Revisions of Programme Advisory Boards, 8th July 2021
12. Copy of replies to aide memoire sent to all elected Members
13. Members Allowances Statutory Guidance May 2006
14. Local Government Association, summary of hours worked (mean per week) by Councillors (by Council type/positions held), Census of Councillors 2018
15. Annual Survey of Hours and Earnings (ASHE), Table 7.1a, average weekly earnings (gross) for all full time employee jobs in the District of Warwick, provisional results, October 2020
16. National Employers for Local Government Services: Local Government Pay July 2021, National Employers pay offer of 1.75% (on all NJC Pay points 2 and above), 27th July 2021

17. Benchmarking data 1 - summary of allowances paid in the benchmarked councils 2020/21 or the latest data available
 - WDCs CIPFA 8 Nearest Neighbours + 4 other Warwickshire District Councils
18. Benchmarking data 2 – NHS structure to align remuneration for Chairs & Non-Executive Directors of NHS Trusts and Foundation Trusts, November 2019
19. Office for Low Emissions Vehicles, Ultra Low Emission Vehicles Tax Benefits, 2018
20. Copy of power point Presentation to IRP on Reviewing Allowances and the Warwick District Council model by IRP Chair
21. The Local Authorities (Members' Allowances) (England) Regulations 2003, SI 2003/1021

APPENDIX 2 - Member Interviewees

- | | | |
|-----|-------------------------|--|
| 1. | Cllr A. Boad: | Leader Liberal Democrat Opposition Group & Chairman of Planning Committee |
| 2. | Cllr I. Davison | Leader of Green Opposition Group |
| 3. | Cllr A. Day | Leader of Council & Conservative Group and Portfolio Holder for Strategic Leadership |
| 4. | Cllr A. Evans | Back Bench Member (Green Party) |
| 5. | Cllr G. Illingworth TD: | Chairman of Standards Committee (19/20) & Chairman of Licensing & Regulatory Committee (20/21) (Conservative) |
| 6. | Cllr T. Heath | Leader Whitnash Residents Association & Chairman of Licensing & Regulatory Committee (19/20), Vice Chairman of the Council |
| 7. | Cllr J. Nicholls | Labour Group Opposition Leader & Chairman of Finance & Audit Scrutiny Committee |
| 8. | Cllr R. Hales | Deputy Leader & Portfolio Holder for Transformation (Conservative) |
| 9. | Cllr M. Mangat | Chairman of Transformation Programme Advisory Board (Labour) |
| 10. | Cllr J. Matecki | Portfolio Holder for Homes, Health & Well Being (Conservative) |
| 11. | Cllr R. Margrave | Chairman of Employment Committee (19/20) & Chairman of Standards Committee (20/21) (Whitnash Residents Association) |
| 12. | Cllr T. Morris | Vice Chairman of Planning Committee (Conservative) |
| 13. | Cllr S. Syson | Chairman of Warwick Town Advisory Forum (Liberal Democrat) |

APPENDIX 3 - - Officer Briefings

Chris Elliot

Chief Executive

Graham Leach:

Democratic Services Manager and Deputy
Monitoring Officer

APPENDIX 4 – Benchmarking

| BM1 Warwick DC Benchmarking Group - Warwicks DCs + 8 CIPFA NN: BA + Exec + Scrutiny SRAs (2020/21 *unless stated) | | | | | | | | | |
|---|---------------|----------------|----------------|------------------|---------------|------------------|----------------|---------------------|-----------------------------|
| Comparator Council | BA | Leader | Leader Total | Deputy Leader | Other Cabinet | Cabinet Deputies | Chair Main O&S | Vice Chair Main O&S | Chairs Scrutiny Panels etc. |
| Chelmsford | £6,111 | £23,982 | £30,093 | £15,822 | £11,989 | £5,994 | £7,914 | £2,997 | |
| Cheltenham | £5,698 | £16,592 | £22,290 | NA | £13,997 | | £2,947 | £1,473 | |
| Maidstone (19/20) | £5,065 | £20,002 | £25,067 | committee system | | | | | NA |
| Harrogate | £5,519 | £17,421 | £22,940 | £8,710 | £5,807 | | £5,807 | £1,161 | |
| Stafford (21/22) | £4,859 | £11,337 | £16,196 | £8,098 | £6,154 | | £3,455 | | |
| Colchester (21/22) | £7,116 | £21,347 | £28,463 | £13,449 | £12,808 | | | | £7,474 |
| Charnwood (21/22) | £5,318 | £12,883 | £18,201 | £9,017 | £5,153 | £2,209 | £3,864 | £1,547 | £3,608 |
| Tunbridge Wells (19/20) | £5,500 | £19,250 | £24,750 | NA | £11,000 | | £1,375 | | |
| North Warwicks (18/19) | £5,077 | £11,207 | £16,284 | committee system | | | | | NA |
| Nuneaton & Bedworth | £5,134 | £12,835 | £17,969 | £8,344 | £7,336 | | | | £4,040 |
| Rugby (19/20) | £6,822 | £18,605 | £25,427 | NA | £5,685 | | | | £3,344 |
| Stratford-on-Avon (21/22) | £6,129 | £13,790 | £19,919 | £7,585 | £6,895 | | £5,516 | | |
| Warwick | £5,632 | £12,671 | £18,303 | £6,336 | £5,702 | | | | £3,168 |
| Mean | £5,691 | £16,302 | £21,992 | £9,670 | £8,411 | | £4,411 | £1,795 | £4,327 |
| Median | £5,519 | £16,592 | £22,290 | £8,527 | £6,895 | | £3,864 | £1,510 | £3,608 |
| Highest | £7,116 | £23,982 | £30,093 | £15,822 | £13,997 | | £7,914 | £2,997 | £7,474 |
| Lowest | £4,859 | £11,207 | £16,196 | £6,336 | £5,153 | | £1,375 | £1,161 | £3,168 |
| SRAs Mean Ratios/mean Leaders SRA | | 2.9 X BA | | 59% | 52% | | 27% | | 27% |

| BM2 Warwick DC Benchmarking - Other Warwicks & 8 NNs DCs: Regulatory SRAs (2020/21 * unless stated) | | | | | | | | | |
|---|----------------|---------------------|------------------|-----------------|----------------------|-------------------------------------|-----------------|--------------------------|-----------------------------|
| Comparator Council | Chair Planning | Planning Vice Chair | Members Planning | Chair Licensing | Licensing Vice Chair | Chairs Licensing Panel &/or Appeals | Chair Standards | Chair HR &/or Employment | Chair Audit &/or Governance |
| Chelmsford | £7,914 | £3,957 | | £5,994 | | | | | £1,203 |
| Cheltenham | £3,767 | £1,881 | | £884 | £589 | | £326 | | £737 |
| Maidstone (19/20) | £8,000 | | | £4,000 | | £82 p/mtng | | | £4,000 |
| Harrogate | £5,807 | £1,161 | £784 | £2,323 | | | | £1,161 | £1,161 |
| Stafford (21/22) | £4,535 | | | £1,728 | | £1,728 | £1,080 | | £2,483 |
| Colchester (21/22) | £7,471 | | £1,121 | £6,404 | | | | | £4,269 |
| Charnwood (21/22)* | £3,864 | £1,547 | | £2,576 | £773 | | £1,547 | | £3,608 |
| Tunbridge Wells (19/20) | £5,500 | £1,320 | | £1,375 | | | £2,588 | | £1,375 |
| North Warwicks (18/19) | £5,083 | £1,780 | | £1,780 | | | | | |
| Nuneaton & Bedworth | £4,771 | | | £2,692 | | | | | £2,692 |
| Rugby (19/20) | £3,981 | | | £3,981 | | £569 | | | £3,286 |
| Stratford-on-Avon (21/22) | £6,206 | £2,069 | | £3,448 | | £1,724 | | | £3,448 |
| Warwick | £4,435 | £1,109 | £267 | £3,801 | | | £1,267 | £1,267 | |
| Mean | £5,487 | £1,853 | £724 | £3,153 | | £1,340 | £1,362 | | £2,569 |
| Median | £5,083 | £1,664 | £784 | £2,692 | | £1,724 | £1,267 | | £2,692 |
| Highest | £8,000 | £3,957 | £1,121 | £6,404 | | £1,728 | £2,588 | | £4,269 |
| Lowest | £3,767 | £1,109 | £267 | £884 | | £569 | £326 | | £737 |
| Mean Ratio SRA/Leaders SRA | 34% | | | 19% | | 8% | 8% | | 16% |

| BM3 Warwick DC Benchmarking Group: Other Warwicks & 8 NNs DCs - Group & Misc SRAs 2020/21 (*unless indicated) | | | | |
|--|-------------------------------------|--------------------------------------|--------------------------------------|---|
| Comparator Councils | Main Opposition Group Leader | Deputy Leader Main Opposition | Minor Opposition Group Leader | Other SRAs & Comments |
| Chelmsford | £7,914 | | £1,203 | Chair Policy Board £7,914, Chair Governance £1,203 |
| Cheltenham | £656 | | £656 | Chair Development Policy £7,380, Chair Governance £1.119 |
| Maidstone (19/20) | £403 p/Mbr | | £403 p/Mbr | Licensing Panel Members £62 per meeting |
| Harrogate | £2,903 | | £1,742 | Licensing Panel Members £580 after 5 meetings, Chair General Purposes £1,161, Any Mbr chairing ad hoc Board or Panel £29 p/mtnng, Annual IT Allowances £288, >1 SRA payable |
| Stafford (21/22) | £4,319 | | | Chair Employee Appeals £1,026 and Vice Chair Planning £972 - latter 2 SRAs only paid if Mbr has chaired meeting in preceding quarter |
| Colchester (21/22) | £5,183 | | £4,714 | Chairs Crime & Disorder, Local Plan, Policy Board, Environment & Sustainability £4,269, Licensing Members £480 |
| Charnwood (21/22) | £4,319 | | | Vice Chairs Scrutiny £1,443, 2 Vice Chairs Licensing each get £773 SRA, All Mbrs receive a PC or tablet, printer & appropriate software & support. No broadband paid |
| Tunbridge Wells (19/20) | £3,575 | | £1,375 | Chairs General Purposes + Joint Transportation Board £1,375 |
| North Warwicks (18/19) | £4,041 | £1,780 | £1,780 | Chairs Safer Communities + Special Sub Committees £1,780 |
| Nuneaton & Bedworth | £2,692 | | | £383 annual Telephone Allowance |
| Rugby (19/20) | £2,844 | | £2,844 | Vice-Chair Audit & Ethics £1,401 |
| Stratford-on-Avon (21/22) | £1,724 | | | 2 Vice Chairs Planning each get SRA £2,069 |
| Warwick | £3,201 | | £1,267 | <i>Chair Warwick Towns Conservation Forum £1,267, Chair a Programme Advisory Board £267</i> |
| Mean | £3,614 | | £1,948 | |
| Median | £3,388 | | £1,559 | |
| Highest | £7,914 | | £4,714 | |
| Lowest | £656 | | £656 | |
| Mean Ratio/mean Leaders' SRA | 22% | | 12% | |

| | Current per individual | Recommended by IRP | Variance on current scheme per allowance | Overall Budget effect of changes |
|--|------------------------|--------------------|--|----------------------------------|
| Basic allowance | £5,632 | £5,632 | £0 | £18 |
| Leader of the Cabinet | £12,671 | £16,333 | £3,662 | £3,662 |
| Deputy Leader & Portfolio Holder | £6,336 | £8,167 | £1,831 | £1,831 |
| Portfolio Holders on Cabinet x 7 | £5,702 | £7,350 | £1,648 | £11,535 |
| Chairmen of Overview and Scrutiny Committees x 2 | £3,168 | £4,083 | £915 | £1,831 |
| Chairman of Planning Committee | £4,435 | £5,717 | £1,282 | £1,282 |
| Vice-Chairman of Planning Committee | £1,109 | £0 | -£1,109 | £1,109 |
| Member of Planning Committee (excluding Chairman and Vice-Chairman) | £267 | £572 | £305 | £3,047 |
| Chairman of Standards Committee | £1,267 | £817 | -£450 | -£450 |
| Chairman of the Licensing & Regulatory Committee | £3,801 | £4,083 | £282 | £282 |
| Chairman of Employment Committee | £1,267 | £1,633 | £366 | £366 |
| Chairman of the Warwick District Towns Conservation Area Advisory Forum | £1,267 | £817 | -£450 | -£450 |
| Chairman of a Programme Advisory Board x 9 | £267 | £327 | £60 | £537 |
| Leader of Main Opposition Group (minimum of 4 members) | £3,201 | £4,083 | £882 | £882 |
| Leader Other Opposition Groups (minimum of 4 members) at present this is two | £1,267 | £1,633 | £366 | £733 |
| 2 | | | | |



EQUALITY IMPACT ASSESSMENT (EIA)

Service/policy/strategy/practice/plan being assessed: Review of Members Allowances Recommendations

Business Unit/Service Area: Democratic Services

Is this a new or existing service/policy/strategy/practice/plan?

New policy – based on existing employee policy and allowances

EIA Review team – list of members:

Graham Leach (Democratic Services Manager) with support from Keira Rounsley (Warwickshire County Council Equality, Diversity, and Inclusion Practitioner)

Do any other Business Units/Service Areas need to be included?

People & Communications

Date of assessment: January 2022

Are any of the outcomes from this assessment likely to result in complaints from existing services users, members of the public and/or employees?

The Independent Review Panel for Members' Allowances (IRP) proposes the introduction of recognition for maternity/paternity and adoption leave for up to 12 months, subject to the legal attendance requirements under the Local Government Act 1972. This may be questioned as Councillors by law are not entitled to statutory maternity/paternity or adoption leave because Members are not legally classified as employees.

It should be noted that while this is proposed by the IRP the decision to implement, or not, remains with the Council but they must take into consideration the views of the IRP.

DETAILS OF SERVICE/POLICY/STRATEGY/PRACTICE/PLAN

Scoping and Defining

1. What are the aims, objectives and outcomes of the service/policy/practice/plan?

The aim is to recognise that as a Council, it is possible that Councillors may seek time away for maternity/paternity or adoption leave. The Council is committed to encouraging the best possible candidates to stand for election and support those who are elected. The provision within the scheme formally recognises the potential and how the Council could support Councillors at this time.

While legally Councillors are not entitled to this, there is nothing to stop a Council voluntarily agreeing to pay allowances for when a Member is required to take maternity leave. As long as a Member abides by the requirement of the six-month rule (which requires them to attend an approved duty at least once every six months unless given an exception by the Council) they can continue to be paid their Basic Allowance and if applicable their Special Responsibility Allowance (SRA). The IRP supports such a policy and it should also be extended to include not just maternity leave but also paternity and adoption leave.

1. Who are the customers?

Councillors

2. How has equality been considered in the development or review so far?

This specific programme of work is reviewing the allowances for Councillors and this is based on feedback from that review with Members and the wider public.

3. What is the reason for the change/development?

To provide support for Councillors who may be seeking time away for maternity/paternity or adoption leave as well as their families.

4. How does it fit with Warwick District Council's wider objectives?

This programme of work will reflect and supports our People Vision of "valuing our staff, empowering our staff, supporting our staff through change, ensuring our communication is clear". It also aligns with our equality objectives and our values, in particular fairness and equity.

5. Why might it be important to consider equality and the protected characteristics?

This programme of work is reviewing the allowances paid to Councillors and the new proposal impacts, with the intention of a positive impact on all protected characteristics.

Information Gathering

6. What sources of data have you used?

The proposal came through as part of the review of allowances where all Warwick District Councillors are surveyed. Since the election in May 2019 the Council has seen four cases where this opportunity could have been applied. There has also been similar consideration for Members of Parliament as well.

7. What does the data you have tell you about your customers and about protected equality groups?

There is minimal impact of the proposal and provides clarification and support for Councillors in balancing home and public life.

8. What do you need to know more about?

- National approaches by other Councils
- Wider concerns nationally and locally by Councillors on this

9. How could you find this out and who could help you?

- National census of Councillors – due to be released late spring 2022

Engagement and Consultation

10. Who have you consulted with from protected equality groups?

All Councillors were asked to provide feedback on the review of the scheme as well as selected officers.

11. Who else could you consult with?

Potentially the wider community or other local council's for their views, however this is probably disproportionate to the scale of the proposal.

12. Who can help you to do this?

Other Local Authorities including Stratford District Council, Warwickshire County Council etc.

Monitor and Evaluate

Analysis of impact and potential actions:

| Protected characteristics from the Equality Act 2010 | What do you know? Summary of data about/feedback from your service-users and/or staff | What does this mean? | | What can you do? All potential actions to: <ul style="list-style-type: none"> • Eliminate discrimination/mitigate negative impact • Advance equality of opportunity • Foster good relations |
|--|--|---|---|--|
| | | Positive impacts identified (<i>actual and potential</i>) | Negative impacts identified (<i>actual and potential</i>) | |
| Age | | | | This programme of work will apply to all current and new Councillors regardless of their age |
| Disability | | | | This programme of work will apply to all current and new Councillors regardless of whether they have a disability or not |
| Sex | | | | This will apply to all Councillors in line with current legislation for shared parental or adoption leave. The specifics will be discussed with the individual for each specific circumstance. |
| Race | | | | This programme of work will apply to all current and new Councillors regardless of their race |
| Religion or belief | | | | This programme of work will apply to all current and new Councillors regardless of their age |
| Gender Re-assignment | The person giving birth to the baby is entitled to maternity leave and pay – this will be reflected for Councillors. | | | Ensure the language used within the policy is gender-neutral |

| Protected characteristics from the Equality Act 2010 | What do you know? Summary of data about/feedback from your service-users and/or staff | What does this mean? | | What can you do? All potential actions to: <ul style="list-style-type: none"> • Eliminate discrimination/mitigate negative impact • Advance equality of opportunity • Foster good relations |
|--|--|---|---|--|
| | | Positive impacts identified (<i>actual and potential</i>) | Negative impacts identified (<i>actual and potential</i>) | |
| | Those entitled to paternity leave include the spouse, civil partner or partner of the person giving birth or primary adopter, who will share responsibility for the child's upbringing – this will be reflected for Councillors. | | | |
| Pregnancy and Maternity | | | | The aim of the policy is to provide a positive impact by providing support for Councillors and will reflect the legislation in place for new and expectant mothers. |
| Sexual orientation | The person giving birth to the baby is entitled to maternity leave and pay – this will be reflected for Councillors. | | | Ensure the language used within the policy is gender-neutral |

| Protected characteristics from the Equality Act 2010 | What do you know? Summary of data about/feedback from your service-users and/or staff | What does this mean? | | What can you do? All potential actions to: <ul style="list-style-type: none"> • Eliminate discrimination/mitigate negative impact • Advance equality of opportunity • Foster good relations |
|--|--|---|---|--|
| | | Positive impacts identified (<i>actual and potential</i>) | Negative impacts identified (<i>actual and potential</i>) | |
| | Those entitled to paternity leave include the spouse, civil partner or partner of the person giving birth or primary adopter, who will share responsibility for the child's upbringing – this will be reflected for Councillors. | | | |
| Marriage and Civil Partnership (Note: only in relation to due regard to eliminating unlawful discrimination) | | | | This programme of work will apply to all current and new Councillors regardless of their marriage or civil partnership status |

13. Outcomes of Equality Impact Assessment

The timescale and responsibility will be allocated once the recommendations have been approved.

| Action | Timescale | Responsibility |
|--|-----------|----------------|
| Approach Stratford-on-Avon District Council to look to include these proposals as part of their next review of allowances and any future shared scheme | TBC | TBC |
| Take proposals to Cabinet & Council at Warwick for Approval in February 2022 | TBC | TBC |

Date of next review: Once the recommendations have been approved.

If approved, monitor feedback on the recommendations and bring forward as part of next review of allowances.

Name and signature of Officers completing the EIA:

Graham Leach

Democratic Services Manager & Deputy Monitoring Officer.

Title: Revenue and Capital Budget 2022/23
Lead Officer: Mike Snow (01926 456800)
Portfolio Holder: Councillor Hales
Wards of the District directly affected: N/A

Summary

The report informs Members on the Council's financial position, bringing together the latest and original Budgets for 2021/22 and 2022/23, plus the Medium Term Forecasts until 2026/27. It will be presented to Full Council alongside a separate report recommending the overall 2022/23 Council Tax Charges for Warwick District Council.

The report presents a balanced budget for 2022/23, which the Council has been able to achieve without having to reduce the services it provides but with a heavy reliance on reserves and an ambitious savings / income generation programme. Once again the Council has not had to rely on New Homes Bonus to support core revenue spending and has been able to allocate this funding to support specific project work, while also replenishing reserves.

No increase is proposed for Council Tax for 2022/23 which will erode the revenue base of the Council into the future. However, a charge for the collection of garden waste of £20 for 2022/23 is proposed from August 2022.

Recommendations

- (1) That Cabinet recommends to Council to approve the proposed changes to the 2021/22 budget as detailed in section 1.2 and notes the projected surplus for the year of £1.425m.
- (2) That Cabinet recommends to Council to approve the proposed 2022/23 revenue budget as detailed in section 1.3 and notes the shortfall on the year of £1.076m is supported by from surplus projected for 2021/22.
- (3) That Cabinet recommends to Council to approve the Council Tax charges for Warwick District Council for 2022/23 before the addition of Parish/Town Councils, Warwickshire County Council and Warwickshire Police and Crime Commissioner precepts, for each band with no increase from 2021/22 as follows:-

| | £ |
|--------|--------|
| Band A | 117.91 |
| Band B | 137.56 |
| Band C | 157.21 |
| Band D | 176.86 |
| Band E | 216.16 |

| | |
|--------|--------|
| Band F | 255.46 |
| Band G | 294.77 |
| Band H | 353.72 |

- (4) That Cabinet notes the impact on the Medium Term Financial Strategy (MTFS) due to changes detailed within the report, and how these changes are expected to be accommodated and how further significant savings need to be agreed and implemented before the Council agrees its 2023/24 Budget.
- (5) That Cabinet recommends to Council to approve the reserve projections and allocations to and from the individual reserves as detailed in Section 1.9, including the ICT Replacement, Equipment Renewal and Pre-planned Maintenance Schedules.
- (6) That Cabinet recommends to Council to approve the General Fund Capital and Housing Investment Programmes as detailed in Appendices 9 parts 1 and 2, together with the funding of both programmes as detailed in Appendices 9 parts 3 and 4 and the changes described in the tables in section 1.10 and Appendix 8.
- (7) That Cabinet recommends to Council to approve the allocation of project funding discussed in Section 1.12 and summarised in Appendix 10.
- (8) That Cabinet notes the updated Financial Strategy (Appendix 11).
- (9) That Cabinet recommends to Council to approve that drawdown from the Service Alignment Reserve and the ICT Service Systems Alignment Reserve is delegated to the Chief Executive, in consultation with the Head of Finance, Leader of the Council, Resources Portfolio Holder and Chief Executive for Stratford DC.
- (10) That Cabinet recommends to Council the proposed allocation of £803,600 for the 2022/23 Corporate Property Repair and Planned & Preventative Maintenance (PPM) Programmes to fund the list of proposed works set out in Appendix 11 and approves the drawdown of funding from the Corporate Asset Reserve of up to £390,400 to support the programme.
- (11) That Cabinet recommends to Council to agree that article 14 of the Constitution be amended to read as follows:
Any Contract entered into on behalf of the local authority in course of the discharge of an executive function shall be made in writing. Any contract with value exceeding sums specified in the Public Contracts Directive must be made under the common seal of the Council.
- (12) That Cabinet recommends to Council to introduce garden waste charges from 1st August 2022, at a charge of £20 for the remainder of the financial year 2022/23.
- (13) That Cabinet recommends to Council the addendum to the Community Protection Fees and Charges proposals set out in Appendix 12, to operate from 1st April 2022.
- (14) That Cabinet notes the exercise of the Chief Executive's Emergency powers (CE(4)) in consultation with Group Leaders as set out in Section 1.17 of this report.

1 Background/Information

1.1 Mandatory Obligations

- 1.1.1 By law, the Council must set a balanced budget before the start of the financial year. As part of this process it must levy a council tax from its local tax payers to contribute to financing General Fund expenditure.
- 1.1.2 It is prudent to consider the medium term rather than just the next financial year, taking into account the longer term implications of decisions in respect of 2022/23. Hence, Members receive a 5-year Medium Term Financial Strategy (MTFS) detailing the Council's financial plans, Capital Programme and Reserves Schedule.
- 1.1.3 The Local Government Act 2004, Section 3, states that the Council must set an authorised borrowing limit. The CIPFA Code for Capital Finance in Local Authorities states the Council should annually approve Prudential Indicators. These will be included in the Annual Treasury Management Strategy report to Cabinet and Council in March 2022.
- 1.1.4 The Chief Financial Officer is required to report on the robustness of the estimates made and the adequacy of the proposed financial reserves. (This statement is made at Appendix 1).
- 1.1.5 This report is structured so as to build up and present a holistic view of the Council's finances for Members to assist them in considering the Budget and Council Tax proposals and associated matters. The report is structured as follows:-
 - 1.2 2021/22 Revenue Budget – update to the current year's budget
 - 1.3 2022/23 Revenue Budget – details of main items included within the proposed 2022/23 Budget
 - 1.4 2022/23 Local Government Finance Settlement
 - 1.5 Business Rates – details of main drivers impacting upon the Council's share of Business Rates.
 - 1.6 Council Tax – proposals for Warwick District Council level of council tax for 2022/23.
 - 1.7 New Homes Bonus – details on the Council's allocation for 2022/23
 - 1.8 Medium Term Financial Strategy – revenue projections for the Council for the next 5 years, taking into account latest information and decisions by Members.
 - 1.9 Reserves and Balances – details on the funds held by the Council and the proposed usage thereof.
 - 1.10 Capital Programme – details of Council's capital projects and funding thereof.
 - 1.11 WDC / SDC Joint Working.
 - 1.12 Appropriation of funding and balances – proposals for the allocation of one-off funding allocations.
 - 1.13 Pre-planned Maintenance Programme – agreement to the plan for 2022/23.

1.2 2021/22 Latest Revenue Budget

- 1.2.1 The current year revenue budget was last considered by Cabinet in December 2021 at part of the Q2 Budget Review report. At that time a £511,000 favourable position was forecast for the year, which was to be partly driven by non-ring fenced Government grants.
- 1.2.2 Throughout 2021/22 expenditure/income has been reviewed against budgets, with this helping to inform the Budget Process. Part of this process is to review the current year's budgets to ensure that they are up to date and relevant to the needs and requirements of the service areas. Budgets have been reviewed throughout the year on a regular basis, and more formally through the Quarterly Budget Review reports presented to members in September and December. Therefore the primary focus of this report will be on the 2022/23 budgets.
- 1.2.3 However, there have been some further notable changes that have impacted on the financial position for the current year:

Expenditure Growth / Income Reductions

- Local lottery scheme currently not proposed to be taken forward at this stage (+£31k)
- Increased requirement on contingency budget during year as a result of it being over-committed (+£23k)

Expenditure Savings / Increased Income

- Additional grants above those budgeted received in year across services, many of which are to support services impacted by COVID-19, including:
 - Rough Sleeping Initiative and Flexible Homeless Support Grant (-£130k),
 - Housing Benefit New Burdens, Administration and Local Council Tax Support admin subsidy grant (-£45k)
 - Land registry grant (-£90k)
 - Test and trace support Admin grants (-£54k)

Grant will be used in the first instance to offset the additional costs associated with interventions implemented throughout the year.

- Vistry Loan income to fund one-off legal costs (-£135k)
- Sale of Equity funds in year (-£400k)
- Delay to Kenilworth Leisure development (-£500k)
- New planning performance fee charges introduced in 2021/22 (-£33k)
- Utility savings due to closure of premises (-£43k)
- Staffing recruitment delays for fixed term reserve funded posts (-£35k)

- 1.2.4 As a result of the changes summarised above, a surplus of £1.425m is forecast to be achieved for 2021/22. The allocation of the surplus is discussed in section 1.12.2.

1.3 2022/23 Revenue Budget

1.3.1 In preparing the 2022/23 Base Budget the over-riding principle is to budget for the continuation of services at the existing level. The following adjustments need to be made to the 2021/22 Original Budget.

- Removal of any one-off and temporary items
- Addition of inflation
- Addition of previously agreed Growth items
- Addition of unavoidable Growth items
- Inclusion of any identified savings

1.3.2 Core inflation of 2% has been included in the proposed 2022/23 Budget. The exceptions to this are:-

- Waste Contract (set at 4%, but subject to review in July before new contract commences)
- Cleaning contract (2.6%)
- Business Rates (3.2%)

1.3.3 The following unavoidable growth has been included in the Budget:-

- A 2% staffing pay increase has been factored in for 2022/23, subject to pay negotiations.
- An increase in the National Insurance contributions, as agreed in the Autumn Budget statement.
- The interest paid on PWLB borrowing to support approved schemes including our contribution to the establishment of the Materials Recycling Facility in Coventry, and the purchase of vehicles as part of the new waste collection service(+£500k)
- Increased cost of utilities due to the rise in wholesale prices (+£17,200)

1.3.4 As part of agreeing the 2021/22 Budget last year, a series of Budget savings were included. These have continued to be monitored throughout the year, and reported to members as necessary.

1.3.5 The 2022/23 budget shows a deficit of £1.076m. The key drivers of the 2022/23 forecast deficit, compared to when the MTFS was presented to members in December 2021 Q2 Budget report include:

- £936k reduction in anticipated garden waste income (see section 1.15)
- Increase in contingency provision for inflation, major contracts and ad-hoc developments in-year £800k

Offset by:

- Increase in fees and charges above expected level (-£429k)
- Increase in forecast parking income (-£250k)

1.3.6 To present a balanced budget, it is proposed to use the 21/22 surplus (see section 1.12.2).

1.3.7 Appendix 2b includes details of the breakdown of the Budget over the Council's individual services.

1.4 Local Government Finance Settlement

1.4.1 The Provisional Local Government Finance Settlement was announced on 16 December. The settlement is for one year only and is based on the Spending Review 2021 (SR21) funding levels announced in the Chancellor's Autumn Budget. This is the first time since 2015 that, in the context of a multi-year Spending Review, the government has only provided local authorities with a single-year settlement. The hoped-for multi-year settlement has again not been forthcoming, which continues to make financial planning very difficult for local authorities. The settlement is due to be confirmed by the Government in January/February 2022, ahead of local authorities confirming their budgets for 2022/23.

1.4.2 The Settlement included some specific grant funding for local authorities. Those relevant to this Council are:-

| Grant | 2021/22 | 2022/23 |
|---------------------|----------------|----------------|
| | £000 | £000 |
| Lower Tier Services | 147 | 155 |
| Services Grant | 0 | 238 |

1.4.3 The Services Grant is deemed to include funding towards the increase in National Insurance contributions due to come in from April 2022. There is no indication as to whether these grants will continue for future years.

1.5 Business Rates

1.5.1 Under the current business Rate Retentions scheme, 50% of rates collected are retained within local government, with a series of tariffs and top-ups to redistribute the revenue between local authorities to reflect the individual "needs" of authorities, and to distribute revenue to non-billing authorities. For some years the Government has been planning a move to a 75% scheme to give local authorities more incentive to encourage local businesses on the basis that the local councils would get to retain a greater proportion of the tax revenue. Michael Gove, the Secretary of State, recently announced that the scheme will not alter from the current 50% scheme to 75% on the basis that this may not be in line with the Levelling Up agenda.

1.5.2 The other planned change to the Business Rate Retention system is for there to be a "Re-set" of the Baselines. Under the system, each authority has a Baseline, and gets to retain a proportion of the additional tax revenues above this. Authorities such as Stratford and Warwick have benefitted from this since the scheme began and operate well above Baseline. If there is a re-set to the Baseline, this would reduce the business rates that the Council retains substantially. For the third consecutive year the re-set has been delayed, with it now expected to be from 2023/24. This delay is good news for the Council's finances, but it does present a stepped decrease in the Council's forecast Business Rate income from 2023/24.

1.5.3 The Business Rate Retention scheme is very complex, with many components and parameters which drive the funding, and the timing of that funding, that Councils receive. The Council's Business Rate Retention projections are based on figures provided by Local Government Futures, a specialist consultancy that many local authorities subscribe to.

- 1.5.4 Given the large fluctuations in the business rates, and the difficulty in projecting the revenue, it is important that the Council continues to retain a "Volatility Reserve". Any increased business rate revenue received in the year are allocated to the reserve, whilst any shortfall should be funded from the reserve. The balance on the reserve will be kept under review. The balance of the reserve is currently forecast to be £7.6m as at 31 March 2027. It should be noted that an annual swing in revenue of £1m (which is quite possible with a "re-set"), would soon have this balance fully utilised.

1.6 Council Tax

- 1.6.1 As part of the Finance Settlement the Government has again confirmed that for district councils, their element of council tax can increase by the higher of £2% or £5 for 2022/23. As £5 is higher than 2% for this Council, this is the maximum increase in council tax for 2022/23. Any increase above this level would be required to be ratified by a local referendum.
- 1.6.2 Both Stratford and Warwick are relatively low taxing authorities, with Stratford ranked 19/181 district councils for 2021/22 and Warwick 62/181, excluding parish precepts (38/181 and 33/181 respectively if parish precepts are included).
- 1.6.3 Increasing the council tax by the maximum will protect the Council's tax base and maximise council tax revenue. If the Council agrees a lesser increase than £5, this will erode the tax revenue of Warwick District Council from 2022/23 and for the proposed South Warwickshire District Council. A £5 increase would generate an additional £282,000 in 2022/23. If council tax is not increased, the Council's revenue income for all future years will be suppressed by at least this amount. With the Council having to find further revenue savings in future years, the savings to be found will be that much greater. If savings in service provision are not found, it will be necessary to make reductions in services to enable the Council to be able to agree a balanced Budget in future years.
- 1.6.4 Assuming Stratford and Warwick Councils form the new local authority from 2024/25, it will be at that stage that council tax harmonisation should be considered. This was discussed in the December Cabinet report on the proposed merger. At this stage it is not possible for Stratford to seek an increase above the £5 towards harmonisation.
- 1.6.5 The Tax Base for 2022/23 has now been agreed at 56,400 Band D dwellings. This represents a reduction of 100 from what had been allowed for within the Council's Medium Term Financial Strategy. This reduction reflects the number of new properties across the district not coming forward as quickly as previously allowed for in the projections.
- 1.6.6 The 2021/22 estimated council tax balance in respect of Council Tax income for the current year has recently been reviewed. This gives a total estimated surplus balance of £295k as at 31 March 2022. This balance has to be shared with the major preceptors in 2022/23, with this Council's element being £31k. This surplus balance again reflects the additional growth in properties across the district during the current year, and how the current year estimated tax base of 12 months ago has been exceeded. Estimating the tax base is invariably very difficult, and frequently results in a deficit or surplus balance which would need to be financed subsequently.

1.6.7 The Medium Term Financial Strategy (discussed in section 1.8) includes council tax increases for future years of £5 per annum from 2023/24. Any departure from this will need to increase the savings which need to be agreed.

1.6.8 The recommendation within this report is for District Council's element of council tax for 2022/23 to remain at the 2021/22 levels. On this basis, the 2022/23 council tax for each band would be as follows:-

| | £ |
|--------|--------|
| Band A | 117.91 |
| Band B | 137.56 |
| Band C | 157.21 |
| Band D | 176.86 |
| Band E | 216.16 |
| Band F | 255.46 |
| Band G | 294.77 |
| Band H | 353.72 |

1.6.9 Members must bear in mind their fiduciary duty to the Council Taxpayers of Warwick District Council. Members have a duty to seek to ensure that the Council acts lawfully. They are under an obligation to produce a balanced budget and must not knowingly budget for a deficit. Members must not come to a decision that no reasonable authority could come to, balancing the nature, quality and level of services that they consider should be provided, against the costs of providing such services.

1.7 New Homes Bonus

1.7.1 For some years the future of New Homes Bonus (NHB) has been subject to review, adding to uncertainty to its continuation. Following on from the 2021 Finance Settlement, local authorities could only expect to receive the "legacy payment" from 2019/20 in 2022/23, that is £1.278m for Warwick District Council.

1.7.2 The recent provisional settlement has included new additional allocations for 2022/23 of £1.409m, bringing the total payments for 2022/23 to £2.681m. There are no legacy payments attached to these new allocations.

1.7.3 The Council continues to use NHB to fund one-off items, or to support reserves. This is in view of the uncertainty over future allocations, so it has been prudent not to use this funding to support core revenue expenditure, with this revenue only factored into the Medium Term Financial Strategy once it has been agreed for each year.

1.8 Medium Term Financial Strategy

1.8.1 The MTFS was last formally reported to members in December as part of the Q2 Budget report, with the profile for future years being as follows: -

| | 2021/22 (Latest) | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Deficit-Savings Req(+)/Surplus(-) future years | -557 | -1,258 | -1,230 | -1,900 | -1,571 | -1,107 |
| Change on previous year | 0 | -1,258 | 28 | -670 | 329 | 464 |

1.8.2 Once the changes outlined for 2021/22 and 2022/23 through the Budget Setting process (sections 1.2 – 1.7, with the major changes highlighted) have been incorporated into the Strategy, the position of the MTFS is now as follows:

| | 2021/22 (Latest) | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|---|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| MTFS Q2 Dec 21 Deficit-Savings Req(+)/Surplus(-) future years | -557 | -1,258 | -1,230 | -1,900 | -1,571 | -1,107 |
| Surplus transferred to Service Transformation Reserve (Approved Q2) | 557 | | | | | |
| Tax base reduced forecast | | 18 | 19 | 19 | 20 | 21 |
| Council Tax 1 year Freeze | | 282 | 285 | 288 | 291 | 294 |
| Green waste charges | | 936 | | | | |
| PWLB Borrowing | | 500 | 510 | 520 | 531 | 541 |
| Equity Fund Income | -400 | | | | | |
| Fees and Charges | -112 | -63 | -72 | -80 | -92 | -105 |
| Grants Received | -843 | -393 | | | | |
| Inflation Contingency | | 100 | 102 | 104 | 106 | 108 |

| | | | | | | |
|--|--------------|--------------|------------|------------|------------|------------|
| Contingency for in-year developments | | 200 | 204 | 208 | 212 | 216 |
| Contracts Contingency | | 500 | 510 | 520 | 531 | 541 |
| Leisure Concession above forecast activity | -288 | | | | | |
| Budget setting | -474 | -56 | 266 | 122 | -38 | -77 |
| IAS19 Pension Adj | 692 | 310 | 310 | 310 | 310 | 310 |
| Budget Setting MTFS Deficit-Savings Req(+)/Surplus(-) future years | -1425 | 1,076 | 904 | 112 | 300 | 743 |
| Change on previous year | 0 | 1,076 | -172 | -792 | 188 | 443 |

1.8.3 Section 1.12.3 proposes how the surplus is to be allocated, including its use to balance the 2022/23 budget. The below table shows the MTFS once this has been actioned.

| | 2021/22 (Latest) | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|-----------------------------|----------------|----------------|----------------|----------------|----------------|
| | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Deficit-Savings Req(+)/Surplus(-) future years | 0 | 0 | 904 | 112 | 300 | 743 |
| Change on previous year | 0 | 0 | 904 | -792 | 188 | 443 |

1.8.4 New initiatives will need to be agreed over the next year to enable savings or additional income to be generated so as to remove the forecast £904k deficit in 2023/24. By using the Business Rate Retention Volatility Reserve (BRRVR – see section 1.9.3) over the last few years, the Council has given itself some time to get new initiatives in place. However, it now needs to develop strategies above those already agreed for balancing its budget over the medium to long term to create a sustainable platform to deliver services. The Council has already started realising ways to improve returns from its investments, in particular through the Local Housing Company, which will also have social benefits as well as economic to both the District and the Council. This will be discussed in greater detail as part of the updated Treasury Management Strategy, which will be presented to Cabinet in March.

1.9 Reserves and Balances

- 1.9.1 Members have previously agreed that £1.5m should be the minimum level for the core General Fund Balance. This balance supports the Council for future unforeseen demands upon its resources. In order to consider a reasonable level of general reserves, a risk assessment has been completed (Appendix 4). This shows the requirement for maintaining this minimum balance to mitigate against the risks that have been identified, where other funding is not available.
- 1.9.2 The General Fund Balance is currently £3.34m, this being above the minimum level of £1.5m. The use of this excess balance is considered in section 1.12.
- 1.9.3 The Business Rate Retention Volatility Reserve (BRRVR) has been used over the duration of the MTFS to help smooth the savings needed to be secured, with much of the shortfall being across the period 2020/21 to 2022/23 as a result of COVID-19. The BRRVR is currently forecast to have an unallocated balance of £7.6m as at 31 March 2027. Business rates are discussed in section 1.5, including the expected changes to Business Rate Retention which have been delayed over the last few years. With the result of the expected changes in mind, the balance of this reserve should not be allowed to go below a level of £2.5m.
- 1.9.4 Within this report two new reserves are proposed to allow for funding to be set aside for the planned merger with Stratford District Council. These are the Services Alignment Reserve, and the ICT Service System Alignment Reserve. These are discussed in more detail in section 1.11.
- 1.9.5 The full reserve projections is included within Appendix 5, alongside the explanation for each reserve. Some of the reserves will have additional commitments not reflected in the schedule, which will reduce the projected balances. It will also be noted that some reserves are potentially over-committed, which would require further funds allocating in a future year.

1.10 Capital Programme

- 1.10.1 In accordance with the Council's Code of Financial Practice, all new and future capital schemes must be in line with the Council's corporate priorities, including its capital strategy. A report supported by the necessary Business Case should be prepared for review and approval by Cabinet, identifying the means of funding and, where appropriate, demonstrating an options appraisal exercise has been carried out. Should there be any additional revenue costs arising from schemes, the proposed means of financing such must also be included in the Report and Business Plan.
- 1.10.2 The Capital Programme has been updated throughout the year as new and amended projects have been approved. Appendix 9, consisting of 5 parts, details both the General Fund and Housing Investment Programme (HIP) Capital programmes, along with their associated funding. Appendix 8 details the variations to the capital programme as new schemes have been approved and projects have been updated. The most notable schemes are detailed below:

| Scheme | Year | Amount | Financed From |
|--|---------|--------|--------------------------------|
| Princes Drive Rail Bridge Refurbishment and Public Art Project | 2021/22 | £121k | Service Transformation Reserve |

| Scheme | Year | Amount | Financed From |
|---|-------------------------------|----------------------------|------------------------------|
| Warwick Gates Community Centre Extension | 2021/22 | £151k | External Contributions |
| Kenilworth Leisure Centres Refurb | 2021/22 2022/23 2023/24 | £957k £17.549m £467k | Capital Receipts / Borrowing |
| Decarbonisation Grant re Temperate House, Jubilee House and Sports Pavilion | 2021/22 | £902k | Borrowing |
| Frontline Vehicle Fleet | 2022/23 | £8.609m | Borrowing |
| Kenilworth Leisure Centres Fit-Out costs | 2022/23 | £697k | Leisure Options Reserve |
| ICT software Strategy | 2022/23 2023/24 2024/25 | £200k £100k £50l | ICT Replacement Reserve |
| Desktop Infrastructure, inc servers, network | 2024/25 2025/26 | £170k £221k | ICT Replacement Reserve |
| Recycling and Refuse Containers | 2025/26 | £80k | Revenue Contributions |

1.10.3 Within the changes now proposed in the Capital Programme is £697k for the fit-out cost of Kenilworth Leisure Centres, which would need to be added to the overall scheme costs.

1.10.4 £765k is currently held in the Leisure Options Reserve. Of this, £740k was specifically allocated to cover revenue costs whilst the Kenilworth Leisure Centres were being developed in respect of:-

- Costs of the operator – this cost has now been allowed for in the changes to the concession from the leisure centre operator as a result of the impact of the pandemic.
- Revenue implications of capital funding – this cost has been included within the Budget and Medium Term Strategy.

1.10.5 As a consequence, it has not been necessary to use the additional funding set aside in the Leisure Options Reserve as intended, with it now proposed to use it to fund these Fit-Out costs.

1.10.6 The vehicles associated with the new waste collection contract £8.609m will be purchased by Warwick District Council, with half of the cost then recharged to Stratford District Council.

1.10.7 Within the MTFs, no funding has been allowed for Rural and Urban Initiatives from 2023/24 as part of the savings agreed in December 2020. If the scheme is to continue from 2023/24, additional funding will need to be found as part of future budget setting proposals.

1.10.8 Slippage and savings on existing schemes are also detailed within Appendix 8.

1.10.9 The Housing Investment Programme and associated funding are included within Appendices 9 parts 2 and 4. Additional borrowing is the primary source of funding for new construction and acquisition projects.

1.10.7 Appendix 9 Part 5 shows the General Fund unallocated capital resources. These total £2.161m in 2021/22. The Capital Investment Reserve represents the largest share of this at just over £1m, for which the Council has agreed the minimum balance should be £1m. Whilst the Council does hold other reserves to fund capital projects, it will be noted that these are limited and have been reserved for specific purposes. In addition to the resources shown here, "Any Purposes Capital Receipts" are projected to total £8.3m as at 31 March 2022 (see section 1.12.6).

1.11 SDC/WDC Joint working

1.11.1 As a consequence of the Council agreeing in December 2021 to progress with Stratford DC to form a new South Warwickshire District Council, funds are required to be set aside to support the alignment of the staff in both authorities. The sums proposed to be set aside are repeated below:-

| | 2022/23 £000 | 2023/24 £000 | 2024/25 £000 | Total £000 |
|--|-------------------------------|-------------------------------|-------------------------------|-----------------------------|
| Cost of Service Integration Support – 1 off costs | 500 | 500 | 500 | 1,500 |
| Redundancy/Pension Strain | 500 | 500 | 500 | 1,500 |
| Terms and Conditions – Harmonisation – Salary protection | 500 | 500 | 500 | 1,500 |
| Total | 1,500 | 1,500 | 1,500 | 4,500 |
| SDC Share | 600 | 600 | 600 | 1,800 |
| WDC Share | 900 | 900 | 900 | 2,700 |

1.11.2 These costs are proposed to be shared between SDC/WDC based on the number of General Fund Full Time Equivalent staff (that is excluding the WDC Housing Revenue Account). On this basis, £900k has been included in the 2022/23 Budget funded from New Homes Bonus (see section 1.13) as included within paragraph 1.11.1, with similar sums to be funded as part of the 2023/24 and 2024/25 Budgets. The proposed Budget for Stratford District Council allows for £600k per annum for 3 years.

1.11.3 This funding is proposed to be set aside into a new Service Alignment Reserve, with SDC holding a similar reserve. Drawings against this funding should be shared proportionately between the two councils.

1.11.4 At this stage, it is expected that there will be initial demand upon the "Service Integration Support – one off costs" in respect of primarily additional HR/ICT and Finance staff. As service alignments progress, alongside the intended

savings, there will be demand upon the Redundancy Costs/Pension Strain. Terms and Conditions – Harmonisation – Salary protection costs will not be incurred until the Councils have agreed the approach to harmonising terms and conditions.

- 1.11.5 It is proposed that drawdown from the Service Alignment Reserve is delegated to the Chief Executive, in consultation with the Head of Finance, Leader of the Council, Resources Portfolio Holder and Chief Executive for Stratford DC. Similar arrangements are proposed for SDC. In drawing down funding, each element of the overall Reserve should be ring-fenced to the three constituent parts.
- 1.11.6 In addition to the service alignment costs considered here, there will be further ICT system replacement costs as the two authorities seek to align systems. These costs have not been allowed for elsewhere. It is proposed that £0.5m from the General Fund Balance (discussed in paragraph 1.12.2 below) is allocated to a new ICT Service Systems Alignment Reserve. Where funding is required, this will need to be subject to a Business Cases being agreed by the Chief Executive, in consultation with the Head of Finance, Leader of the Council, Resources Portfolio Holder and Chief Executive for Stratford DC. Similar arrangements are proposed for SDC.
- 1.11.7 It is proposed to bring a report to both SDC and WDC Cabinets considering the finances of both authorities. This is likely to include:-
- A merged MTFS
 - Review of the savings plans of both Councils
 - Review and potential alignment of the reserves of both Councils
 - Any principles that should be applied both Councils in respect to the management and commitment of finances in the period before the proposed new authority comes into being.

1.12 Appropriation of Funding and Balances

- 1.12.1 The Council does have some balances and funding which it is able to use to fund specific projects and service demands. The sums available can be used to fund 'one-off' items only. Any initiatives that will result in a recurring cost to the Council need to be accommodated within the revenue budget. The proposed usage of these funds and balances are detailed below.

1.12.2 General Fund Surplus 2021/22

As discussed in section 1.2, for the current year, the Council is forecasting a surplus of £1.425m for the various reasons outlined. Conversely, 2022/23 is presenting a significant deficit of £1.076m. It is proposed that the current year surplus is used to cover the 2022/23 deficit, with £300k being allocated to the Community Projects Reserve.

1.12.3 General Fund Balance

The Council's policy is for the General Fund Balance to be maintained at a minimum level of £1.5m, as discussed in paragraph 1.9.1. As at 31 March 2021, the unallocated balance was £3.34m. Within paragraph 1.1.6 it is proposed £0.5m of this balance is allocated to a new ICT Service Systems Alignment Reserve.

- 1.12.4 Given the significant uncertainty the Council is facing over future funding, and potential increased costs relating to the proposed merger with Warwick District

Council, this additional General Fund Balance does present additional financial security for the Council.

1.12.5 New Homes Bonus

As outlined in section 1.7, the Council will receive £2.681m in 2022/23. As part of the Budget setting report agreed by members in February 2021, £1.278m of this allocation had already been allocated as the Council expected to receive 'legacy payments'. Therefore the table below outlines previously agreed and new proposals.

| New Homes Bonus 2022/23 | Approved Feb 2021 £'000 | New proposals £'000 | |
|--|--|------------------------------------|---|
| Commonwealth Games Reserve – agreed 5 annual allocations per Executive March 2018 | 150 | | |
| Climate Change year 2 of 3, agreed within February 2020 Budget report (substitute Calculations). Cost of post shared with Stratford DC. | 52 | | |
| Platform (previously Waterloo) Housing Group - Joint Venture Commitment | 45 | 150 | |
| Voluntary/Community Sector Commissioning – funded from NHB not core budget, as per December 2020 Executive. Funding from 2023/24 to be considered for 2023/24 Budget. | 282 | | * |
| Rural and Capital Initiatives Grants – funded from NHB not core budget as per December 2020 Executive. Allocation reduced from £150k in view of many towns/parishes now in receipt of CIL. Funding from 2023/24 to be considered for 2023/24 Budget. | 100 | | * |
| Public Amenity Reserve – to fund work on Council play areas and open spaces | 270 | | |
| Joint Local Plan – required to match SDC funding, further contributions required in future years. | 200 | 100 | * |
| Future High Street Fund | 119 | | |
| Lord Leyster Hospital – underwriting of HLF award match funding | 60 | | |
| SDC/WDC Joint Working – as discussed in paragraph 1.11.2. Further similar allocations required for 2023/24 and 2024/25. | | 900 | * |
| Shakespeare's England – it is proposed to increase the contribution from both SDC and WDC to £100k for 2022/23 and 2023/24. The use of this funding will be subject to a further report being agreed by Cabinet. Additional funding for 2023/24 would need to be considered for inclusion in the 2023/24 Budget. | | 25 | * |
| Tree planting | | 140 | * |
| Disabled Facilities Grants – HEART scheme additional funding | | 5 | |
| Service Transformation Reserve | | 89 | |
| Total | 1,278 | 1,409 | |
| Total Allocated | | 2,681 | |

- * Indicates further funding will need to be allocated for future years as part of 2023/24 Budget process.

1.12.6 Right to Buy (Any Purpose) Capital Receipts.

As at 31 March 2021, the Council held £7.365m in useable Right to Buy Capital Receipts. This balance is projected to increase by £1m in 2022/23 to give an anticipated balance as at 31 March 2022 of £8.256m. Most of the balance is proposed to be used towards the Kenilworth Leisure Centre, as agreed by Cabinet in February 2021.

1.13 Planned Preventative Maintenance Budget (PPM)

- 1.13.1 The proposed PPM budget will enable the Council to proactively maintain all existing corporate assets (i.e. all assets owned by the Council other than its Housing Revenue Account homes, shops, garages and land) in a suitable condition unless or until any future decisions are made in respect of individual assets through a Corporate Asset Management Strategy.
- 1.13.2 The proposed budget allocation for 2022/23 is based on a review of the current PPM data by officers within the Assets Team, in consultation with building managers from other services which hold or operate specific assets. The Proposed Corporate Property & Planned Preventative Maintenance (PPM) Programme works 2021/22 is set out at Appendix 11 to this report.
- 1.13.3 For 2022/23, the total PPM budget is £803,600. This will be funded using £413,200 from the Annual Revenue PPM budget and a £390,400 drawdown from the Corporate Assets Reserve. This is expected to leave a £272,900 balance as at 31 March 2022. Further detail of the PPM funding is also set out with Appendix 11.

1.14 Constitution

- 1.14.1 Article 14 of the Constitution specifies when contracts need to be signed under seal, this being contracts over £50,000. The Code of Procurement Practice was updated earlier this year so any contract with a value exceeding sums specified in the Public Contracts Directive must be made under the common seal of the Council. Accordingly, it recommended that Article 14 of the Constitution is updated to read:-

Any Contract entered into on behalf of the local authority in course of the discharge of an executive function shall be made in writing. Any contract with value exceeding ~~fifty thousand pounds (£50,000)~~ sums specified in the Public Contracts Directive must be made under the common seal of the Council"

1.15 Green Waste Charges

- 1.15.1 The introduction of charging for garden waste services was discussed with Members in 2020 when the decision was taken to work in partnership with Stratford District Council (SDC) to introduce a new '123' waste collection service from August 2022. SDC had decided in 2019 to introduce garden waste charges but delayed implementation for a year because of the pandemic. As WDC does not have a green waste charge in place, this is the only area not fully aligned between the two Councils for the 2022 contract. SDC went live with charging in April 2021 with a charge of £40. Take-up has significantly surpassed expectations with approx.48,000 subscribers (76%) resulting in new income of £1.77m against a target of £0.75m.

- 1.15.2 The collection of garden waste is not a statutory service – i.e. one that the Council is obliged to provide, and therefore the Council may charge for this discretionary service should they wish to. Charging for garden waste collections has become more common over recent years, providing a legitimate way to raise new income to contribute to the provision of expensive and front facing waste collection and cleansing services.
- 1.15.3 Over 75% of Local Authorities in England currently charge for garden waste collections with prices ranging from £25 to over £90 per year. The average is around £46 per year. Average take up rates are around 40 - 60% of all households. WDC is the only district in Warwickshire that doesn't currently charge for the collection of green waste.
- 1.15.4 A charge of £20 per bin is proposed for the first year, from 1st August 2022, due to the service being provided for only two thirds of the year. For the first full financial year of the service, a charge of £44 per bin is proposed. Garden waste collection will be provided as an opt-in service.
- 1.15.5 The introduction of garden waste charges was initially approved in principle as part of the budget proposals agreed in the December 2020 report 'General Fund Financial Update'. It was originally forecast that £600k of income would be generate by the service in 2022/23, rising to £900k by 2022/23.
- 1.15.6 The estimated income were revised in the Q1 Budget Report presented to members in September 2021 to £1m p.a. from 2022/23, based on an implementation date of 1st April 2022.
- 1.15.7 However, with the charges not proposed to be charged until 1st August, in line with the introduction of the new waste collection service, the forecast has now been revised down to £64k in 2022/23, based upon the part year charge of £20 and a 5% take up to the service.
- 1.15.8 It is then forecast that the service will generate £1m from 2023/24, based upon a charge of £44 and a 50% take up of the service.
- 1.15.9 There is a cost of £1.05 for the issue and postage of each permit. Marketing and promotional costs will also be incurred. A £50k budget is already in place for 2022/23 to cover the start-up costs of the service.
- 1.15.10 It should be noted that the new waste collection contract, due to commence 1 August, was agreed based upon a 50% take up of the service. Were the changes not to be introduced alongside the new contract, the cost of collection would increase (alongside any loss of income) due to the need to still provide a 100% collection service to all 51,700 households in Warwick District with a garden.

1.16 Addendum to Community Protection Fees and Charges

- 1.16.1 Appendix 12 outlines an addendum to the Community Protection Fees, based upon a review of the Pest Control Service. This was outlined in the Fees and Charges report presented to Cabinet in November 21, but without the revised charges being included. These are now reflected in the appendix.
- 1.16.2 The review determined that the fees and charges need to be increased in order to ensure the service is able to viable for the future. These fees have after careful consideration been brought into line with those that are charged by Stratford On Avon District Council as part of a staged programme of team alignment.
- 1.16.3 The proposed fees introduce a fee for the treatment of rats and for the provision of advice or cancelled/no show visits. It is also proposed that reduced

fees are also removed for those currently eligible. This is necessary in order to generate the required savings/income required by the Medium Term Financial plan. Careful consideration has been given to implications of these changes to ensure the ability of the service to continue and to manage the impact of these changes on residents.

- 1.16.4 Investigation has highlighted that those persons engaging the pest control service for rats do so as the service is free of charge, no matter their financial situation rather than paying a commercial contractor (current national average cost £150). This is reflected in the large number of rat treatments the council undertakes in relation to the other pests treated.
- 1.16.5 It should be noted that the council is not legally obliged to provide a full pest control service; it does however have a legal responsibility (statutory duty) to deal with pests on its own land and it also has an enforcement role to ensure that people take appropriate action to control pests on their own land or in their property. This duty is set out in the Prevention of Damage by Pests Act 1949, which deals with rodent infestations, and the Public Health Act 1936 which covers 'verminous premises. This enforcement is normally through the service of enforcement notices. WDC will continue to honour its land ownership responsibilities in relation to pest management.

1.17 Use of Chief Executive's Emergency powers

- 1.17.1 There have been two occasions for the exercise of the Chief Executive's powers in consultation with Group Leaders.
- 1.17.2 Firstly, support was sought for the exercise of the Chief Executive's emergency powers to conclude the lease negotiations for the occupation of the refurbished Spencer Street Church. The outstanding issue was to offer 16 parking passes free for the company which is to occupy the premises to use in the Old Town area. However, to be consistent this should mean that we make the same offer to other tenants (29 passes) for a 5-year period. The cost going forward would then be incorporated into the rent review. The free passes would mean if used to the full extent an impact of £128,250 lost income over 5 years but would secure the location of a company and the employment it would bring with it to underpin the Creative Quarter work as well as secure an occupier for an empty building. 4 out of the 5 Group Leaders agreed. A disagreement by one was noted.
- 1.17.2 Secondly, the new ARG scheme to assist companies on a discretionary basis needed to be introduced as from 28th January. All group leaders agreed.

2 Alternative Options available to Council

- 2.1 The Council does not have an alternative to setting a Budget for the forthcoming year. Members could, however, decide to amend the way in which the budget is broken down or not to amend the current year's Budget. However, the proposed latest 2021/22 and 2022/23 budgets seek to reflect the decisions made by Members and make appropriate recommendations. Any changes to the proposed budgets will need to be fully considered to ensure all implications (financial or otherwise) are addressed. If any Member is considering suggesting changes to the proposed Budget, these proposals should be discussed (in confidence) with the Head of Finance beforehand to ensure all implications are considered, including funding. If appropriate, alternate Budget papers can be prepared for consideration by Council.

- 2.2 As discussed in section 1.6, the Council does have the ability to increase its share of council tax by up to £5 at Band D for 2022/23. This level of increase has been included in the Medium Term Financial Strategy for from 2023/24. If the Council was to increase council tax by £5 in 2022/23, this would generate an additional £282k, which would help to protect the Council's future revenue base. Given the significant level of new savings to be found in future years (in addition to the previously agreed savings, many of which have yet to materialise), this potential additional income from a council tax increase would significantly contribute to making the Council's finances more resilient on a recurring basis into the future.

3 Consultation and Member's comments

- 3.1 Include any comments received in response to the consultation on the report.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 There are no direct legal/human rights implications to this report.

4.2 Financial

- 4.2.1 This is a finance report which proposes the draft Revenue Budget for 2022/23 and the position for the MTFS up to 2026/27. The report also identifies the proposed Capital Programme for same period.

4.3 Council Plan

- 4.3.1 This process has been developed to assist the Council in prioritising resources in order to achieve the objectives of the Council Plan.

4.4 Environmental/Climate Change Implications

- 4.5 There are no direct environmental or climate change implications arising as part of this report other than the proposed allocations to the Climate Change Reserve as detailed in the report.

4.6 Analysis of the effects on Equality

- 4.6.1 There are no direct equality implications arising as part of this report.

4.7 Data Protection

- 4.7.1 There are no data protection implications arising as part of this report.

4.8 Health and Wellbeing

- 4.8.1 There are no direct health and wellbeing implications arising as part of this report.

5 Risk Assessment

- 5.1 There are significant financial risks facing all local authorities. Key areas of risk include:

5.2 Business Rate Retention

As detailed in section 1.5, there are still substantial risks around Business Rates Retention, especially from 2023/24 with the following changes expected:-

- The impact of the Fair Funding Review
- The re-set of the Baselines.

Whilst the Council's business rates retention forecasts are believed to be prudent for the future, there is the possibility future receipts being those

anticipated.

- 5.3 The Strategy assumes £5 per annum increases in Council Tax for future years from 2023/24 on the basis that the current referendum limits will not be changed. This will be subject to future Government determination. There is therefore a degree of risk as to whether this level of Council Tax increase will be able to be continued.
- 5.4 Many of the Risks in the Significant Business Risk Register are Finance related and the Finance Service Area has its own Risk Register. Both are reviewed regularly.
- 5.5 As a result of COVID-19 and Brexit, there is still economic uncertainty. Some of the specific risks faced include:
- Interest rates are currently low, but are forecast to rise in the near future, following a first change in over 18 months in December 2021. While the Council has benefitted from this when taking on additional debt to fund capital projects, it has also resulted in investment returns continuing to be low, reducing the Council's revenue income.
 - Inflation continues to remain high. This is a challenge for the Council when trying to contain the cost of its supplies and services.
 - Unemployment has increased as a result of the pandemic. Increased unemployment does put increased pressure onto Council's services, notably in relation to housing and council tax support.
 - Council Tax income continues to be suppressed through reduced growth in the Council Tax base, with more claimants of Council Tax support and delays to new property completions. The Council's share of Business Rates is limited by Government. This would be further hit if more local businesses cease trading as a result of the current economic trading conditions.
- 5.6 The MTFS has a significant amount of ambitious savings built in from the Fit for the Future Change Programme. Failure to deliver these projects, all or in part, will increase the deficit and savings yet to be identified. Delays to capital scheme may drive up the costs of the enabling works and mean savings do not materialise as early as expected. There may also be revenue implications should the projects not have been fully assessed. A number of budget proposals originally approved in December 2020 have been subject to delays or reductions in scope over the last year.
- 5.7 Unforeseen events, such as planning appeals, uninsured damage, legal challenges, can expose the Council to incur expenditure not previously budgeted for. Whilst the Council endeavours to cover these from its Contingency Budgets and Reserves, they may not prove adequate.
- 5.8 Changes in legislation may influence assumptions built into Budgets and the 5-year Strategy as well as increasing the costs of implementing these changes.
- 5.9 As previously reported to Members and included within Section 1.9 (Reserves and Balances), the financial projections do not allow for adequate funding to enable the Council to maintain its assets. The Corporate Assets Reserve, ICT Reserve and the Equipment Renewals Reserve are all forecast to have more demands over them in forthcoming years than they can accommodate. Consequently, in addition to the savings referred to in Section 1.8 (MTFS), the Council needs to secure funding to enable these reserves to be replenished, and so maintain current service provision.

5.10 Many controls and mitigations are in place to help manage these risks. These include:-

- The comprehensive Budget Review process. This entails all budget managers reviewing their budgets on at least a monthly basis, considering previous, current and future years, along with any possible issues that may impact upon their budgets. As part of this process, regular Budget Review reports are issued to Cabinet and the Joint Management Team.
- Financial Planning with the MTFS/financial projections, bringing together all issues that will impact on the Council's finances in the medium term.
- Financial controls, including the Codes of Financial and Procurement Practice, system controls, reconciliations, audit (internal and external).
- Project Management and associated controls.
- Trained staff and access to appropriate professional advice (e.g. Legal services).
- Risk Management process across the Council, including the on-going review and maintenance of risk registers.
- Scrutiny by Members of the Council's finances, including Budget Reports, and the financial implications of all proposals.
- Within the proposed 2022/23 Budget there is a Contingency Budget of £200k for any unplanned unavoidable expenditure. In addition there is a £100k Budget to mitigate against any inflationary increases.
- Reserves – The Council holds reserves as discussed within section 1.9. Whilst much of these reserves have already been earmarked for specific projects, it is important that reserves are held for any unforeseen demands.
- A General Fund Balance is held and available to accommodate any unforeseen variations in income and expenditure.

6 Conclusion/Reasons for the Recommendation

6.1 In approving the 2022/23 Budget and Medium Term Financial Strategy as laid out in this report, the savings previously agreed need to be fully achieved, together with further savings approaching £1m to enable a balanced Budget to be agreed in 12 months' time for 2023/24. Provide a summary of the proposals and reasons for it by way of a conclusion.

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|-------------|---|
| Committee/Date | | |
| Title of report | | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | | |
| Financial Services * | | |
| Legal Services * | | |
| Other Services | | |
| Chief Executive(s) | | |
| Head of Service(s) | | |
| Section 151 Officer | | |
| Monitoring Officer | | |
| CMT (WDC) | | |
| Leadership Co-ordination Group (WDC) | | |
| Other organisations | | |
| Final decision by this Committee or rec to another Ctte/Council? | | Recommendation to :Cabinet / CouncilCommittee |
| Contrary to Policy/Budget framework | | No/Yes |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No/Yes, Paragraphs : |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | No/Yes, Forward Plan item – scheduled for (date) |

| | | |
|-------------------------------|--|--|
| Accessibility Checked? | | File/Info/Inspect Document/Check Accessibility |
|-------------------------------|--|--|

STATEMENT BY THE CHIEF FINANCIAL OFFICER

I am required to make this report by the Local Government Act 2003.

Robustness of Budgets

The preparation of the budgets started back in July. As the Head of Finance, and being a qualified and experienced accountant, I have sought to oversee the process. The budgets have used the current year as their base. Budget Monitoring process has shown where these do not form a reasonable basis for the following year. There has been a high level of scrutiny to the budget, along with budget monitoring throughout the year, from:-

- Budget Managers, the Joint Management Team (SMT) and Corporate Management Team (CMT)
- Portfolio Holders
- The Cabinet through the various preceding reports set out in the background papers
- Scrutiny Committees

With the work throughout 2021/22 on the Council's new Financial Management System by Finance staff, some staff have not been as actively involved in the Budget Process as in previous years. Also, as currently Joint Head of Finance for Stratford and Warwick Councils over the last year, I have not been so actively involved in preparing the Budgets. Whilst I am satisfied that the budgets are prepared on a robust basis, there is always a risk of a potential liability not being reflected in the Budget and Medium Term Financial Strategy. This re-enforces the justification for the Council's level of reserves as potential mitigation, as discussed below, and within the main report.

Officers in all Services have been actively involved in preparing the budgets with the accountants.

The Budget has been prepared with the backdrop of the Global Pandemic and the continuing uncertainty on the Council's finances from the impact of the UK leaving the EU. The pandemic has impacted upon the Council's expenditure and income streams during 2020/21 and 2021/22, as reported to Members throughout both years. Whilst there has been some financial support from the Government, the Council has still had to rely upon its reserves.

With the pandemic continuing, the impact on the Council's finances remains uncertain. Whilst some Government support was announced for 2021/22, there is no such support for 2022/23. The 2022/23 Budget does not include a Covid 19 Contingency. However, the Council does have some reserves that may be utilised (as discussed below) and the general Contingency Budget.

Adequacy of Reserves

There has been much discussion over what the appropriate levels of reserves are for a local authority to hold, with various papers being issued on this subject. However, it is for each authority to determine the right level of reserves, reflecting its individual circumstances and risk appetite.

The Audit Commission in its December 2012 report "Striking a Balance" discussed the reserves held by local authorities. Whilst it recognised it was for each body to determine the level of reserves it should hold, it was important for it to be clear why it was holding those reserves. Within the main report and Appendix 5, the Council's reserves are discussed in detail.

In the Audit Commission's Value for Money Guidance (December 2010) the following is stated:-

"Financial planning

An annual budget is not enough to secure financial resilience. Organisations should set the budget in the context of a longer-term financial strategy and a medium-term financial plan (MTFP) covering for example, a three-to five-year horizon. The MTFP needs to be realistic. Assumptions around inflation, income levels, demographics and future demand for services need to be modelled and based on reasonable predictions.

The financial position of an organisation will depend on a number of factors including the level of borrowing, receivables outstanding, investment risks, council tax collection rates and levels of reserves."

The Council's budget and financial planning regime can be demonstrated to be robust.

The Code of practice on local authority accounting requires the purpose, usage and basis of transactions of earmarked reserves to be identified clearly. This is set out in Appendix 5 of this report and Finance and Audit Scrutiny Committee are asked to pay particular attention to this. In accordance with best practice on reserves and balances these have therefore been reviewed as part of the annual budget preparation. In addition, there are forecasts for future years which are reflected in the medium term financial strategy. In considering the level of reserves in addition to the cash flow requirements CIPFA recommends that the following factors are considered: -

| Budget assumptions | Financial standing and management |
|---|---|
| The treatment of inflation and interest rates | The overall financial standing of the authority (level of borrowing, debt outstanding, council tax collection rates). |

| Budget assumptions | Financial standing and management |
|---|---|
| Estimates of the level and timing of capital receipts | The authority's track record in budget and financial management. |
| The treatment of demand led pressures | The authority's capacity to manage in-year budget pressures. |
| The treatment of efficiency savings/productivity gains | The strength of financial information and reporting arrangements. |
| The financial risks inherent in any significant new funding partnerships, major outsourcing deals or major capital developments | The authority's virement and end of year procedures in relation to budget under/overspends at authority and departmental level. |
| The availability of other funds to deal with major contingencies | The adequacy of the authority's insurance arrangements to cover major unforeseen risks. |

The Cipfa Resilience Index was launched in December 2019 compares the Council to other comparator authorities. This does not suggest any areas where the authority is notably at risk, with levels of ear-marked reserves providing much security in the short/medium term.

I have considered these matters and can advise members that they currently have a satisfactory level of reserves and balances, but need to address the medium term financial forecast in order to deliver balanced budgets from 2023/24 onwards. Risks which may impact upon the Council's finances and the Budget, together with controls and mitigations, are set out in Section 5, and a risk assessment against the general fund reserve is set out in Appendix 4. The Council has self-insurance for small items but generally relies on external insurance for claims above £25,000, so there is no major risk in this area.

In making this assessment I have taken into account the contingency budget of £200,000 for 2022/23, and the inflation provision. These provisions reduce the possibility of the Council calling upon its General Fund balances

Risks

The Council continues to face in-year budget risks. Primarily these relate to the global pandemic, as discussed earlier, in addition to risks in relation to the uncertain state of the economy and the impact on the Council of the UK leaving the EU (including on how this may impact upon the Council's partners), the current volatility of the Council's income sources, and the risks stemming from the pandemic.

The medium term financial strategy has been prepared on a prudent basis given the uncertainties that face local government finance into the future. Whilst the 2022/23

budget has been prepared prudently, there are undoubtedly risks associated with it. However, with the level of reserves, the Council should be able to manage any risks throughout the year.

In considering future years from 2023/24 there are significant uncertainties relating to the Council's share of Business Rates as result of the Fair Funding Review and the reset of the Business Rate Retention Scheme. Prudent estimates for business rates retention have been included from 2023/24, allowing for a significant reduction from the level budgeted for 2022/23. To help meet this reduction, the Council should be able to make use of the Business Rate Retention Volatility Reserve in the short/medium term. However, this will not be sustainable if the Council does not reduce its overall spending level to match its Business Rate income without relying on contributions from the reserve.

Savings

Members agreed a series of Budget Proposals in December 2020 which have been included in the 2022/23 Budget and Medium Term Financial Strategy to address the underlying budget deficit in 2022/23 and future years. It is important that officers and Members progress these proposals to make the necessary savings in term of value and timing. Not to achieve these savings will put increased pressure on the Council's more limited reserves, whilst still leaving the full level of savings to be achieved. If the savings are not achieved, there will be risks to services and to the Council's sustained finances.

In addition to ensuring the achievement of the savings agreed in December 2020, members need to agree further savings of over £1m from 2023/24 based on the figures within the Medium Term Financial Strategy. The revenue implications from further investment in the Council's leisure centres is the main driver for the further savings to be found. If such savings are not identified so as to ensure they are achieved by April 2023, the Council will need to contemplate potential drastic measures in setting a balanced Budget for 2023/24. Not delivering on agreed savings and identifying additional savings is a significant risk facing the Council.

Mike Snow

Head of Finance

February 2022

Project funding

Appendix 10

| | General Fund Balance 2021/22 £000 | NHB Approved Feb 21 2022/23 £000 | NHB 2022/23 £000 | Total £000 |
|---|--|---|---------------------------------|-----------------------|
| Commonwealth Games | | 150.0 | | 150.0 |
| Climate Change Director (net of share with SDC) | | 52.0 | | 52.0 |
| Waterloo Housing (estimate) | | 45.0 | 150.0 | 195.0 |
| Voluntary/Community Sector Commissioning | | 282.0 | | 282.0 |
| RUCIS | | 100.0 | | 100.0 |
| Public Amenity Reserve | | 270.0 | | 270.0 |
| Service Transformation Reserve | | | 89.0 | 89.0 |
| Community Projects Reserve | 300.0 | | | 300.0 |
| ICT Service Systems Aligmnet Reserve | 500.0 | | | 500.0 |
| Contingency Budget | | | | 0.0 |
| Joint Local Plan | | 200.0 | 100.0 | 300.0 |
| Future High Street Fund | | 119.0 | | 119.0 |
| Lord Leycester Hospital | | 60.0 | | 60.0 |
| SDC/WDC Joint working | | | 900.0 | 900.0 |
| Shakespeare's England | | | 25.0 | 25.0 |
| Tree planting | | | 140.0 | 140.0 |
| Disabled Facilities Grant - HEART Scheme | | | 5.0 | 5.0 |
| Total | 800.0 | 1,278.0 | 1,409.0 | 3,487.0 |

General Fund Preventative & Planned Maintenance (PPM) Budget 2022/23

| PPM Areas: | Sum of Budget |
|--|----------------|
| Corp Operational | £ |
| Abbey Fields | 30,000 |
| Abbey Fields / 39 High Street | 25,000 |
| Abbey Fields Barn | 30,000 |
| Closed Churchyards | 4,000 |
| Hamilton Terrace 10,24,26,28,30,32 | 6,000 |
| Jephson Gardens | 40,000 |
| Jephson Gardens Aviary Café | 2,000 |
| Jephson Gardens East Lodge | 1,000 |
| Jephson Gardens North Lodge | 1,000 |
| Jephson Gardens Restaurant & Temperate House | 7,500 |
| Jephson Gardens South Lodge | 1,000 |
| Kenilworth Cemetery | 13,750 |
| Leamington Cemetery | 24,000 |
| Leamington Cemetery Chapel Roof | 25,000 |
| Leamington Cemetery Chapels | 10,000 |
| Leamington Chapels | 9,000 |
| Leamington Town Hall | 13,000 |
| Milverton Cemetery | 8,800 |
| Newbold Comyn | 20,000 |
| Newbold Comyn Leisure Centre | 2,000 |
| Oakley Wood Crematorium | 26,620 |
| Pageant Gardens | 10,000 |
| Pageant House | 50,000 |
| Royal Pump Rooms | 54,000 |
| Royal Spa Centre | 7,500 |
| St Margarets Church | 12,000 |
| St Mary Magdelens Church | 70,000 |
| St Nicholas Park | 6,000 |
| St Nicholas Park Leisure Centre | 2,000 |
| Victoria Park | 18,000 |
| Victoria Park Bowls Pavilion | 2,000 |
| Warwick Cemetery | 20,000 |
| Warwick Cemetery Chapel | 15,000 |
| Corp Operational Total | 566,170 |
| Non-Op | |
| Public Toilets | 20,000 |
| Non-Op Total | 20,000 |
| Open Spaces | |
| Abbey Fields | 8,750 |
| Jephson Gardens | 7,370 |
| Kenilworth Cemetery | 2,650 |
| Pageant Gardens | 100 |
| St Nicholas Park | 22,880 |
| St Nicholas Park Leisure Centre | 2,200 |
| Victoria Park | 3,500 |
| All Saints Parish Church Fourcourt | 900 |
| All Saints Parish Church | 500 |
| Avonside South | 100 |
| Bates Memorial Field | 650 |
| Campion Hills | 5,100 |
| Castle Farm Recreation Area | 5,556 |
| Chase Meadow - (Marish Play Area) | 1,000 |
| Clarendon Square | 300 |
| Crabtree Meadow | 500 |
| Crackley Woods | 2,200 |
| Dragon Cottage | 450 |
| Eagle Recreation Ground | 2,000 |
| Elephant Walk | 1,000 |
| Elizabeth Rd Play Area | 460 |
| Euston Place | 500 |
| Farmer Ward Rd | 200 |
| Glendale Avenue Playground | 350 |
| Gulliman's Way | 350 |
| Harbury Lane Playing Fields | 1,800 |
| Hatton Park Community Hall | 1,050 |
| Hatton Park Orchard | 1,150 |
| Highcroft Crescent South | 500 |
| Holly Walk | 800 |
| Kenilworth Common | 1,800 |
| Mill Gardens | 11,435 |
| Myton Fields | 250 |
| Newbold Comyn | 3,500 |
| New St Closed Burial Ground | 13,500 |
| Oakley Wood, Woodland areas | 2,000 |
| Priory Park | 760 |
| Redland Recreation Ground | 7,500 |
| Saltisford Common | 350 |
| Warwick Gates, Cicero Approach | 1,500 |
| Car Parks & Sustainable Drainage (Suds) | 100,000 |
| Open Spaces Total | 217,461 |
| Grand Total | 803,631 |

2022/23 PPM Funding

| | |
|---|----------------|
| 2022/23 Corporate Assets Spend - Available Balances | £ |
| Opening 2021/22 Corporate Assets Reserve Balance | 1,400,877 |
| Plus PPM General Fund Budget | 413,200 |
| Less 2021/22 Estimated Spend using GF Budget and Reserve | -1,541,170 |
| Drawdown (From Approved PPM Budget 2021/22) | |
| Year End Reserve Closing Estimate Balance 2021/22 | 272,907 |

PPM 5 year Medium Term Financing Plan

| Funding Resources Analysis | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|---|------------------|----------------|----------------|----------------|----------------|
| | £ | £ | £ | £ | £ |
| Corporate Assets Reserve Balance | 272,907 | 0 | 0 | 0 | 0 |
| PPM Base General Fund Budget | 413,000 | 413,000 | 413,000 | 413,000 | 413,000 |
| Corporate Assets Reserve Annual Top Up - MTFS | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| Total Available Funding | 1,185,907 | 913,000 | 913,000 | 913,000 | 913,000 |

General Fund Summary

Appendix 2

| Portfolio | Outturn | Original Budget | Latest Budget | Original Budget | Variance | Variance |
|---|------------------------|------------------------|------------------------|------------------------|--------------|-------------|
| | 2020/21 | 2021/22 | 2021/22 | 2022/23 | 2021/22 | 2022/23 |
| | £ A | £ B | £ C | £ D | £ C - B | £ D - B |
| Assets | 1,302,001 | 2,366,000 | 2,427,200 | 1,784,800 | 61,200 | (581,200) |
| Community Protection | 3,921,649 | 2,800,500 | 2,913,900 | 2,854,000 | 113,400 | 53,500 |
| Culture, Tourism & Leisure | 5,114,401 | 3,699,900 | 5,197,000 | 4,024,900 | 1,497,100 | 325,000 |
| Development Services | 966,689 | 351,700 | 323,900 | 333,800 | (27,800) | (17,900) |
| Environment & Operations | 7,376,088 | 9,275,200 | 10,401,000 | 8,557,800 | 1,125,800 | (717,400) |
| Finance | (2,856,659) | 1,528,100 | (483,400) | 679,400 | (2,011,500) | (848,700) |
| Housing Services - GF | 1,079,374 | 1,698,200 | 1,518,900 | 1,933,900 | (179,300) | 235,700 |
| ICT Services | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |
| Law & Governance | 1,632,041 | 1,857,100 | 1,954,200 | 1,828,800 | 97,100 | (28,300) |
| People and Communication | 204,236 | 340,900 | 412,100 | 387,400 | 71,200 | 46,500 |
| Place & Economy | 1,883,577 | 1,934,900 | 2,040,000 | 2,157,800 | 105,100 | 222,900 |
| Revenues & Customer Services | 1,704,906 | 1,597,500 | 1,438,900 | 1,596,000 | (158,600) | (1,500) |
| Strategic Leadership | 1,446,726 | 610,000 | 1,423,200 | 506,700 | 813,200 | (103,300) |
| TOTAL GENERAL FUND SERVICES | 23,920,435 | 28,235,500 | 29,737,000 | 26,801,700 | 1,501,500 | (1,433,800) |
| Replacement of Notional with Actual Cost of Capital: - Deduct Notional Capital Financing Charges in Budgets - Add Cost of Loan Repayments, Revenue Contributions and - Interest paid | (9,999,421) 465,492 | (6,488,000) 541,700 | (6,488,000) 541,700 | (6,488,000) 575,300 | 0 0 | 0 33,600 |
| Revenue Contributions to Capital | 1,489,280 | 2,260,700 | 2,260,700 | 259,000 | 0 | (2,001,700) |
| Contributions to / (from) Reserves | 14,646,230 | (3,490,000) | (13,866,500) | 4,136,500 | (10,376,500) | 7,626,500 |
| Net External Investment Interest Received | (1,526,875) | (756,900) | (2,120,400) | (2,464,400) | (1,363,500) | (1,707,500) |
| IAS19 Adjustments reversed | (1,046,560) | (2,859,400) | (2,168,300) | (2,168,300) | 691,100 | 691,100 |
| Employee Benefits Accruals reversed | (16,035) | 0 | 0 | 0 | 0 | 0 |
| Contributions to / (from) General Fund | 240,577 | 0 | 0 | 0 | 0 | 0 |
| NET EXPENDITURE FOR DISTRICT PURPOSES | 28,173,123 | 17,443,600 | 7,896,200 | 20,651,800 | (9,547,400) | 3,208,200 |
| Less Business Rate Income | (14,347,123) | (4,324,000) | 5,370,400 | (7,627,100) | 9,694,400 | (3,303,100) |
| Less General Grants | (686,262) | 0 | 0 | 0 | 0 | 0 |
| Less New Homes Bonus | (3,726,122) | (3,269,100) | (3,269,100) | (2,680,700) | 0 | 588,400 |
| Less Lower Tier Services Grant | 0 | 0 | (147,000) | (154,600) | (147,000) | (154,600) |
| Services Grant | 0 | 0 | 0 | (237,600) | 0 | (237,600) |
| Collection Fund (Surplus) / Deficit | 185,000 | 39,000 | 39,000 | 23,000 | 0 | (16,000) |
| Surplus / (Deficit) for the Year | | | 0 | 0 | | |
| NET EXPENDITURE BORNE BY COUNCIL TAX - WARWICK DISTRICT COUNCIL | 9,598,616 | 9,889,500 | 9,889,500 | 9,974,800 | 0 | 85,300 |
| Aggregate Parish Council Precept | 1,723,904 | 1,836,800 | 1,836,800 | TBC | 0 | |
| COMBINED DISTRICT AND PARISH EXPENDITURE BORNE BY COUNCIL TAX: | 11,322,520 | 11,726,300 | 11,726,300 | 9,974,800 | 112,900 | |
| Warwickshire County Council Precept | 83,155,400 | 85,748,900 | 85,748,900 | TBC | 0 | |
| Warwickshire Police and Crime Commissioner Precept | 13,291,900 | 14,144,700 | 14,144,700 | TBC | 0 | |
| BORNE BY COUNCIL TAX | 107,769,820 | 111,619,900 | 111,619,900 | 9,974,800 | 0 | |

Council Tax - Band D

| | | | | |
|---|-----------|-----------|-----------|-----------|
| Warwick District Council | 171.86 | 176.86 | 176.86 | 176.86 |
| Parish/Town Councils (average) | 30.87 | 32.85 | 32.85 | |
| District & Parish/Town Dand D Council Tax | 202.73 | 209.71 | 209.71 | |
| Warwickshire County Council | 1,488.87 | 1,533.51 | 1,533.51 | |
| Warwick shire Police & Crime Commissioner | 237.99 | 252.96 | 252.96 | |
| Total Band D Council Tax | 1,929.59 | 1,996.18 | 1,996.18 | |
| Tax Base - Band D | 55,851.37 | 55,916.75 | 55,916.75 | 56,399.56 |

Budget Book 2022/23



www.warwickdc.gov.uk

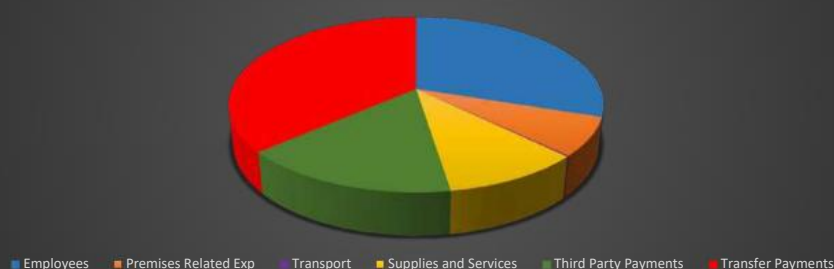
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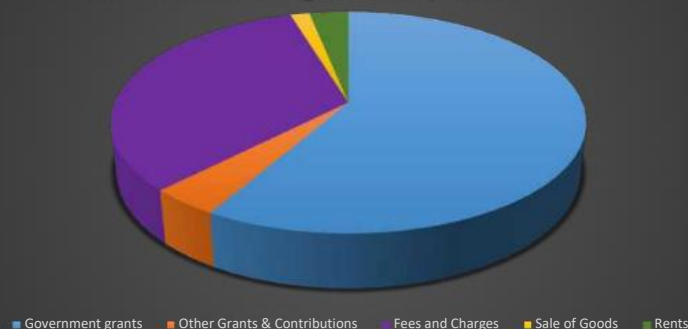
| General Fund - Summary | | | | | | |
|---|--------------------|----------------------------|--------------------------|----------------------------|---------------------|---------------------|
| Portfolio | Outturn 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | £ A | £ B | £ C | £ D | £ C-B | £ D - B |
| Assets | 1,302,001 | 2,366,000 | 2,427,200 | 1,784,800 | 61,200 | (581,200) |
| Community Protection | 3,921,649 | 2,800,500 | 2,913,900 | 2,854,000 | 113,400 | 53,500 |
| Culture, Tourism & Leisure | 5,114,401 | 3,699,900 | 5,197,000 | 4,024,900 | 1,497,100 | 325,000 |
| Development Services | 966,689 | 351,700 | 323,900 | 333,800 | (27,800) | (17,900) |
| Environment & Operations | 7,376,088 | 9,275,200 | 10,401,000 | 8,557,800 | 1,125,800 | (717,400) |
| Finance | (2,856,659) | 1,528,100 | (483,400) | 679,400 | (2,011,500) | (848,700) |
| Housing Services - GF | 1,079,374 | 1,698,200 | 1,518,900 | 1,933,900 | (179,300) | 235,700 |
| ICT Services | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |
| Law & Governance | 1,632,041 | 1,857,100 | 1,954,200 | 1,828,800 | 97,100 | (28,300) |
| People and Communication | 204,236 | 340,900 | 412,100 | 387,400 | 71,200 | 46,500 |
| Place & Economy | 1,883,577 | 1,934,900 | 2,040,000 | 2,157,800 | 105,100 | 222,900 |
| Revenues & Customer Services | 1,704,906 | 1,597,500 | 1,438,900 | 1,596,000 | (158,600) | (1,500) |
| Strategic Leadership | 1,446,726 | 610,000 | 1,423,200 | 506,700 | 813,200 | (103,300) |
| TOTAL GENERAL FUND SERVICES | 23,920,435 | 28,235,500 | 29,737,000 | 26,801,700 | 1,501,500 | (1,433,800) |
| Replacement of Notional with Actual Cost of Capital: | | | | | | |
| - Deduct Notional Capital Financing Charges in Budgets | (9,999,421) | (6,488,000) | (6,488,000) | (6,488,000) | 0 | 0 |
| - Add Cost of Loan Repayments, Revenue Contributions and | 0 | 0 | 0 | 0 | 0 | 0 |
| - Interest paid | 465,492 | 541,700 | 541,700 | 575,300 | 0 | 33,600 |
| Revenue Contributions to Capital | 1,489,280 | 2,260,700 | 2,260,700 | 259,000 | 0 | (2,001,700) |
| Contributions to / (from) Reserves | 14,646,230 | (3,490,000) | (13,866,500) | 4,136,500 | (10,376,500) | 7,626,500 |
| Net External Investment Interest Received | (1,526,875) | (756,900) | (2,120,400) | (2,464,400) | (1,363,500) | (1,707,500) |
| IAS19 Adjustments reversed | (1,046,560) | (2,859,400) | (2,168,300) | (2,168,300) | 691,100 | 691,100 |
| Employee Benefits Accruals reversed | (16,035) | 0 | 0 | 0 | 0 | 0 |
| Contributions to / (from) General Fund | 240,577 | 0 | 0 | 0 | 0 | 0 |
| NET EXPENDITURE FOR DISTRICT PURPOSES | 28,173,123 | 17,443,600 | 7,896,200 | 20,651,800 | (9,547,400) | 3,208,200 |
| Less Revenue Support Grant | 0 | 0 | 0 | 0 | 0 | 0 |
| Less Business Rate Income | (14,347,123) | (4,324,000) | 5,370,400 | (7,627,100) | 9,694,400 | (3,303,100) |
| Less General Grants | (686,262) | 0 | 0 | 0 | 0 | 0 |
| Less New Homes Bonus | (3,726,122) | (3,269,100) | (3,269,100) | (2,680,700) | 0 | 588,400 |
| Less Lower Tier Services Grant | 0 | 0 | (147,000) | (154,600) | (147,000) | (154,600) |
| Services Grant | 0 | 0 | 0 | (237,600) | 0 | (237,600) |
| Collection Fund (Surplus) / Deficit | 185,000 | 39,000 | 39,000 | 23,000 | 0 | (16,000) |
| Surplus / (Deficit) for the Year | 0 | 0 | 0 | 0 | 0 | 0 |
| NET EXPENDITURE BORNE BY COUNCIL TAX | 9,598,616 | 9,889,500 | 9,889,500 | 9,974,800 | 0 | 85,300 |
| Aggregate Parish Council Expenditure | 1,723,904 | 1,836,800 | 1,836,800 | TBC | 0 | 0 |
| COMBINED DISTRICT AND PARISH EXPENDITURE BORNE BY COUNCIL TAX: | 11,322,520 | 11,726,300 | 11,726,300 | 9,974,800 | 0 | 85,300 |
| Warwickshire County Council Expenditure | 83,155,400 | 85,748,900 | 85,748,900 | TBC | 0 | 0 |
| Warwickshire Police and Crime Commissioner Expenditure | 13,291,900 | 14,144,700 | 14,144,700 | TBC | 0 | 0 |
| BORNE BY COUNCIL TAX | 107,769,820 | 111,619,900 | 111,619,900 | 9,974,800 | 0 | 85,300 |

| WARWICK DISTRICT COUNCIL - General Fund | | | | | | |
|--|----------------------------|------------------------------------|----------------------------------|------------------------------------|------------------------------|------------------------------|
| Portfolio | Actuals 2020/21 .(A) | Original Budget 2021/22 .(B) | Latest Budget 2021/22 .(C) | Original Budget 2022/23 .(D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| Assets | 1,302,001 | 2,366,000 | 2,427,200 | 1,784,800 | 61,200 | (581,200) |
| Community Protection | 3,921,649 | 2,800,500 | 2,913,900 | 2,854,000 | 113,400 | 53,500 |
| Culture, Tourism & Leisure | 5,114,401 | 3,699,900 | 5,197,000 | 4,024,900 | 1,497,100 | 325,000 |
| Development Services | 966,689 | 351,700 | 323,900 | 333,800 | (27,800) | (17,900) |
| Environment & Operations | 7,376,088 | 9,275,200 | 10,401,000 | 8,557,800 | 1,125,800 | (717,400) |
| Finance | (2,856,659) | 1,528,100 | (483,400) | 679,400 | (2,011,500) | (848,700) |
| Housing Services - GF | 1,079,374 | 1,698,200 | 1,518,900 | 1,933,900 | (179,300) | 235,700 |
| ICT Services | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |
| Law & Governance | 1,632,041 | 1,857,100 | 1,954,200 | 1,828,800 | 97,100 | (28,300) |
| People and Communication | 204,236 | 340,900 | 412,100 | 387,400 | 71,200 | 46,500 |
| Place & Economy | 1,883,577 | 1,934,900 | 2,040,000 | 2,157,800 | 105,100 | 222,900 |
| Revenues & Customer Services | 1,704,906 | 1,597,500 | 1,438,900 | 1,596,000 | (158,600) | (1,500) |
| Strategic Leadership | 1,446,726 | 610,000 | 1,423,200 | 506,700 | 813,200 | (103,300) |
| TOTAL WARWICK DISTRICT COUNCIL | 23,920,435 | 28,235,500 | 29,737,000 | 26,801,700 | 1,501,500 | (1,433,800) |
| SUBJECTIVE ANALYSIS | | | | | | |
| DIRECT EXPENDITURE | | | | | | |
| Employees | 17,391,066 | 18,376,000 | 19,581,100 | 19,640,600 | 1,205,100 | 1,264,600 |
| Premises Related Exp | 16,459,842 | 5,357,100 | 5,405,400 | 4,613,200 | 48,300 | (743,900) |
| Transport | 56,920 | 128,400 | 120,700 | 121,900 | (7,700) | (6,500) |
| Supplies and Services | 8,593,519 | 8,543,500 | 8,267,700 | 6,670,600 | (275,800) | (1,872,900) |
| Third Party Payments | 6,752,066 | 10,572,200 | 12,678,700 | 10,466,900 | 2,106,500 | (105,300) |
| Transfer Payments | 22,872,831 | 23,811,800 | 23,811,800 | 23,811,900 | 0 | 100 |
| TOTAL DIRECT EXPENDITURE | 72,126,244 | 66,789,000 | 69,865,400 | 65,325,100 | 3,076,400 | (1,463,900) |
| DIRECT INCOME | | | | | | |
| Government grants | (30,546,901) | (26,295,700) | (28,086,800) | (25,026,900) | (1,791,100) | 1,268,800 |
| Other Grants & Contributions | (1,959,197) | (1,628,600) | (2,215,600) | (1,737,400) | (587,000) | (108,800) |
| Fees and Charges | (7,927,635) | (13,236,900) | (12,340,200) | (14,151,800) | 896,700 | (914,900) |
| Sale of Goods | (955,479) | (725,200) | (664,000) | (658,200) | 61,200 | 67,000 |
| Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| Rents | (27,784,181) | (1,218,400) | (1,279,100) | (1,356,400) | (60,700) | (138,000) |
| TOTAL DIRECT INCOME | (69,173,393) | (43,104,800) | (44,585,700) | (42,930,700) | (1,480,900) | 174,100 |
| NET DIRECT (INCOME) / EXPENDITURE | 2,952,850 | 23,684,200 | 25,279,700 | 22,394,400 | 1,595,500 | (1,289,800) |
| SUPPORT CHARGES | | | | | | |
| Support Services | 12,919,738 | 13,228,600 | 13,228,600 | 13,228,600 | 0 | 0 |
| Capital Charges | 20,542,291 | 6,488,000 | 6,488,000 | 6,488,000 | 0 | 0 |
| Recharges | (15,006,501) | (15,165,300) | (15,259,300) | (15,309,300) | (94,000) | (144,000) |
| TOTAL SUPPORT CHARGES | 18,455,528 | 4,551,300 | 4,457,300 | 4,407,300 | (94,000) | (144,000) |
| NET (INCOME) / EXPENDITURE TO SUMMARY | 21,408,379 | 28,235,500 | 29,737,000 | 26,801,700 | 1,501,500 | (1,433,800) |

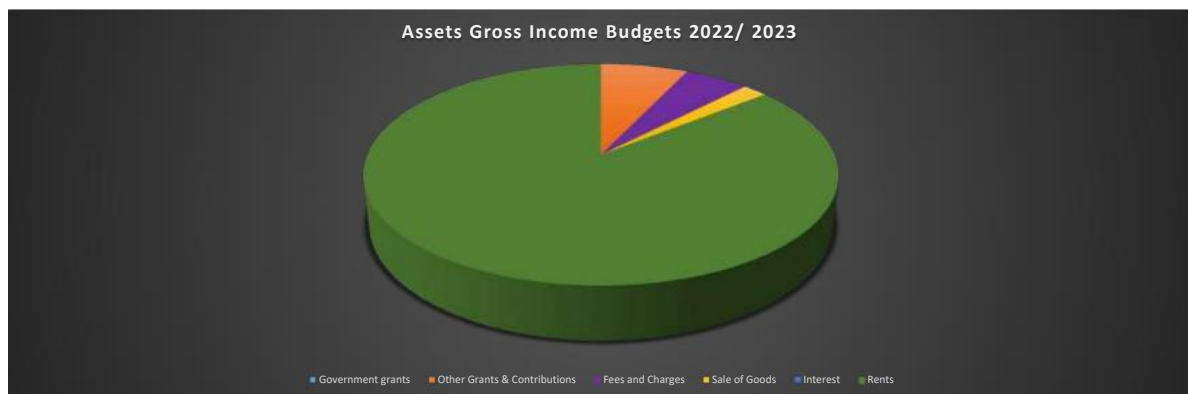
Gross Expenditure Budgets 2022 / 2023



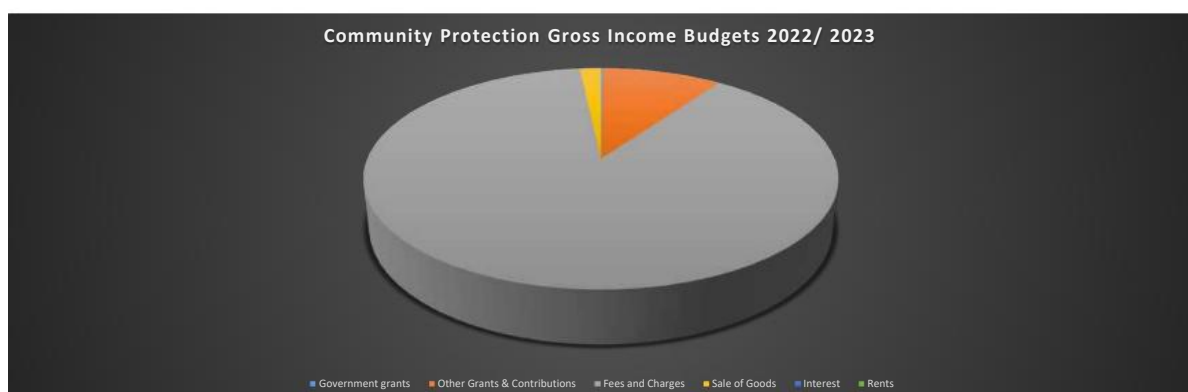
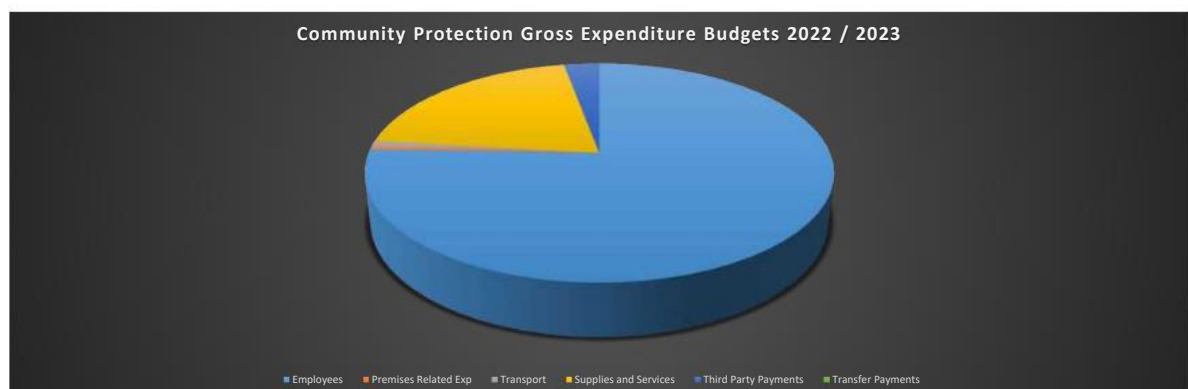
Gross Income Budgets 2022 / 2023



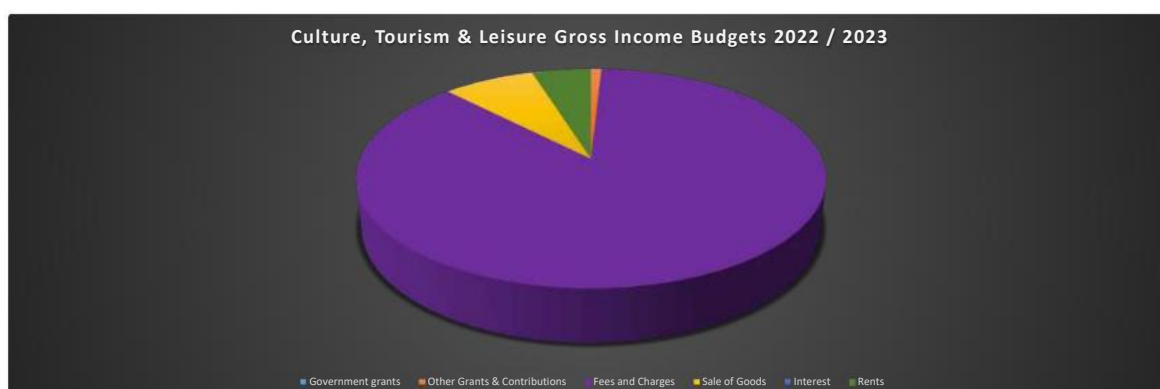
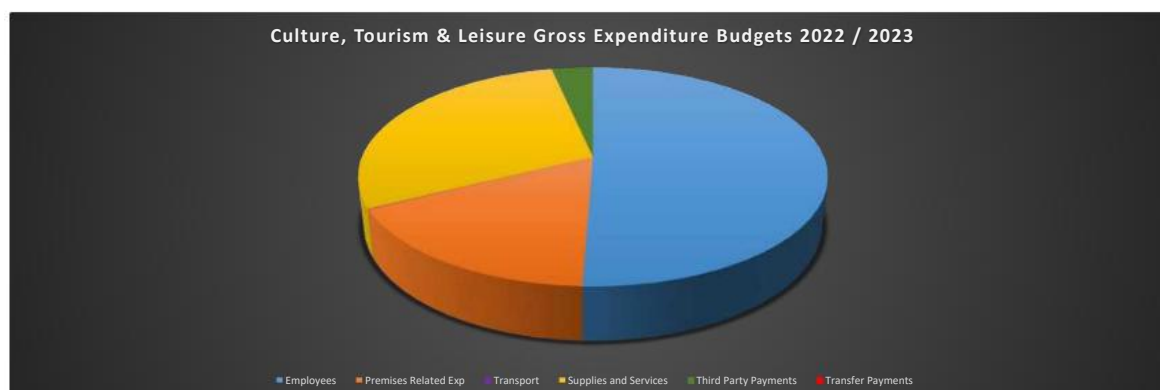
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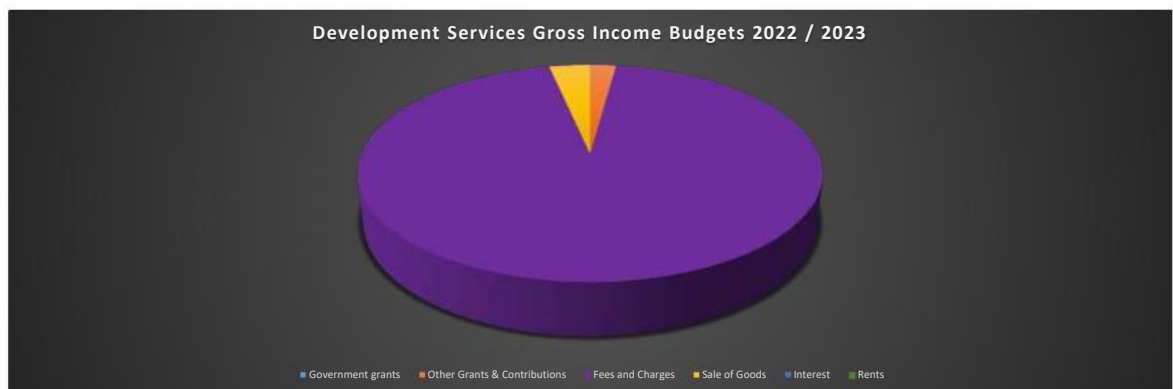
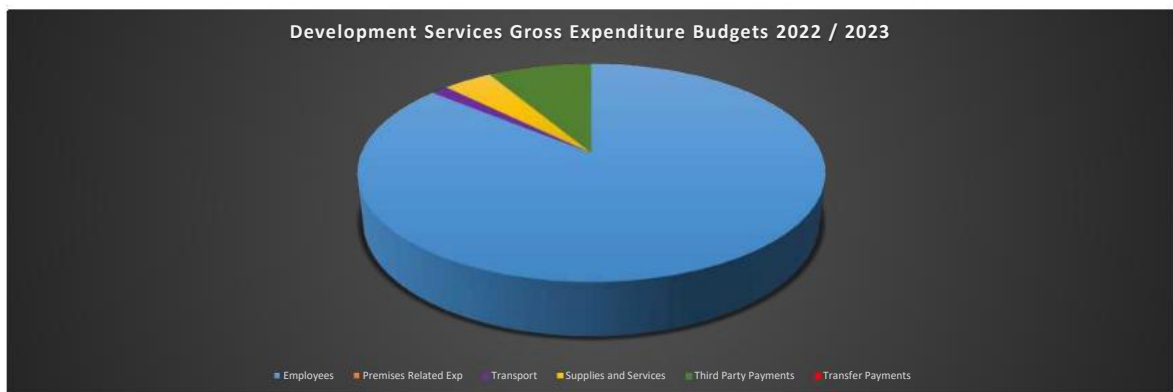
| Community Protection | | | | | | | |
|---------------------------------------|---------------------------------|--------------------------|----------------------------------|--------------------------------|----------------------------------|---------------------------|---------------------------|
| Service Area Code | Service Area's | Actuals 2020/21 . (A) | Original Budget 2021/22 . (B) | Latest Budget 2021/22 . (C) | Original Budget 2022/23 . (D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| S1001 | Community Development | 2,129,340 | 483,000 | 477,400 | 477,500 | (5,600) | (5,500) |
| S1045 | CCTV | (5,517) | 293,500 | 394,600 | 257,700 | 101,100 | (35,800) |
| S2110 | Community Partnership | 332,532 | 342,100 | 291,100 | 283,800 | (51,000) | (58,300) |
| S2360 | Licensing & Registration | 122,891 | 150,600 | 160,500 | 142,500 | 9,900 | (8,100) |
| S3465 | Chase Meadow Community Centre | 11,614 | 11,800 | 11,600 | 100 | (200) | (11,700) |
| S4210 | EH Environmental Health Core | 12,062 | 17,500 | 114,300 | 84,500 | 96,800 | 67,000 |
| S4270 | Food+Occupational Safety+Health | 363,331 | 517,800 | 399,600 | 453,800 | (118,200) | (64,000) |
| S4300 | Environmental Protection | 700,148 | 750,800 | 781,900 | 809,900 | 31,100 | 59,100 |
| S4350 | Community Safety | 255,249 | 233,400 | 282,900 | 344,200 | 49,500 | 110,800 |
| | | 3,921,649 | 2,800,500 | 2,913,900 | 2,854,000 | 113,400 | 53,500 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,843,420 | 1,999,000 | 2,029,900 | 2,110,200 | 30,900 | 111,200 |
| | Premises Related Exp | 15,430 | 13,500 | 13,300 | 13,500 | (200) | 0 |
| | Transport | 6,052 | 21,900 | 22,100 | 22,300 | 200 | 400 |
| | Supplies and Services | 704,542 | 571,500 | 711,700 | 565,300 | 140,200 | (6,200) |
| | Third Party Payments | 25,625 | 79,600 | 79,600 | 80,800 | 0 | 1,200 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 2,595,069 | 2,685,500 | 2,856,600 | 2,792,100 | 171,100 | 106,600 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (71,736) | (1,000) | (1,000) | (1,000) | 0 | 0 |
| | Other Grants & Contributions | (60,420) | (26,100) | (85,000) | (51,200) | (58,900) | (25,100) |
| | Fees and Charges | (306,342) | (430,800) | (429,800) | (465,800) | 1,000 | (35,000) |
| | Sale of Goods | (102,407) | (15,700) | (15,500) | (8,700) | 200 | 7,000 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (540,906) | (473,600) | (531,300) | (526,700) | (57,700) | (53,100) |
| NET DIRECT (INCOME) / EXPENDITURE | | 2,054,163 | 2,211,900 | 2,325,300 | 2,265,400 | 113,400 | 53,500 |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,345,868 | 1,340,300 | 1,340,300 | 1,340,300 | 0 | 0 |
| | Capital Charges | 1,906,377 | 255,000 | 255,000 | 255,000 | 0 | 0 |
| | Recharges | (1,384,758) | (1,006,700) | (1,006,700) | (1,006,700) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 1,867,486 | 588,600 | 588,600 | 588,600 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 3,921,649 | 2,800,500 | 2,913,900 | 2,854,000 | 113,400 | 53,500 |



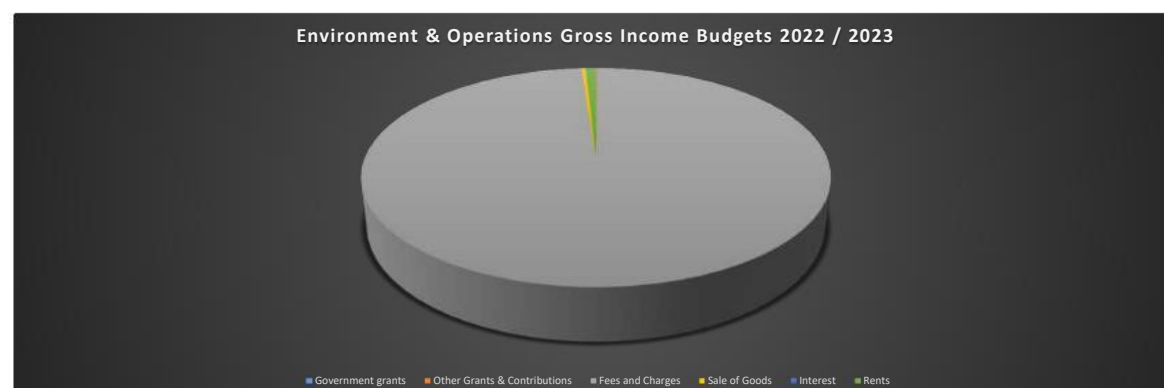
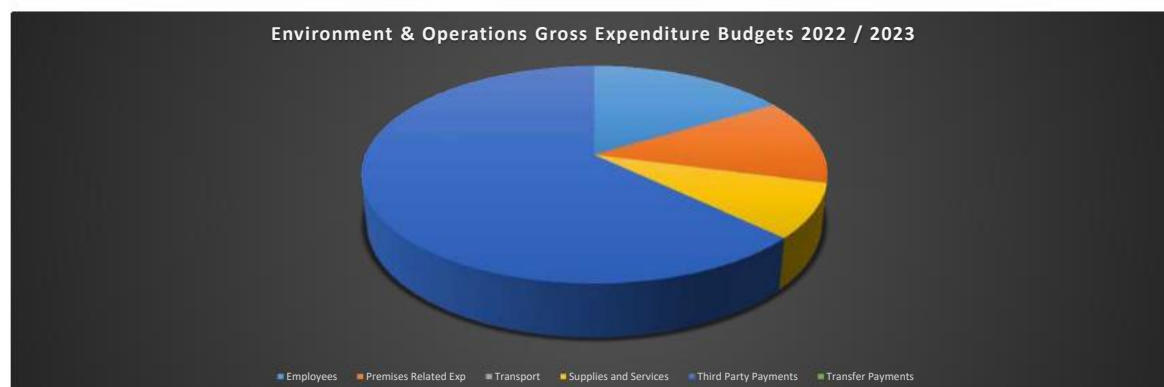
| Culture, Tourism & Leisure | | | | | | | |
|---------------------------------------|---------------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | (.A) | (.B) | (.C) | (.D) | (C-B) | (D-B) |
| S1261 | Commonwealth Games 2022 | 77,820 | 179,900 | 409,900 | 332,500 | 230,000 | 152,600 |
| S1288 | Outdoor Recreation | 951,232 | 843,800 | 1,222,500 | 840,700 | 378,700 | (3,100) |
| S1297 | Business Support | 120,486 | (1,095,200) | (70,400) | (939,300) | 1,024,800 | 155,900 |
| S1313 | Culture, Tourism & Leisure Management | (2,052) | (12,100) | 23,500 | (37,300) | 35,600 | (25,200) |
| S1335 | Royal Spa Centre | 1,097,255 | 815,400 | 795,600 | 853,200 | (19,800) | 37,800 |
| S1356 | Catering Contract | (28,136) | (71,600) | (87,300) | (70,900) | (15,700) | 700 |
| S1367 | Leisure Options | 1,319,564 | 1,253,400 | 1,253,500 | 1,253,500 | 100 | 100 |
| S1368 | Sports Development | 75,984 | 109,700 | 109,700 | 110,300 | 0 | 600 |
| S3550 | Tourism | 108,822 | 130,200 | 130,200 | 157,300 | 0 | 27,100 |
| S6005 | Strategic Arts | 56,702 | 12,600 | 24,000 | 74,800 | 11,400 | 62,200 |
| S6006 | Collections & Engagement | 1,320,191 | 1,581,200 | 1,468,000 | 1,514,200 | (113,200) | (67,000) |
| S6007 | Customer Services | 16,534 | (47,400) | (82,200) | (64,100) | (34,800) | (16,700) |
| TOTAL CULTURE, TOURISM & LEISURE | | 5,114,401 | 3,699,900 | 5,197,000 | 4,024,900 | 1,497,100 | 325,000 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,806,822 | 1,645,400 | 1,838,400 | 2,167,500 | 193,000 | 522,100 |
| | Premises Related Exp | 747,270 | 707,000 | 669,000 | 724,000 | (38,000) | 17,000 |
| | Transport | 1,164 | 3,300 | 3,300 | 3,300 | 0 | 0 |
| | Supplies and Services | 293,991 | 1,252,500 | 1,625,300 | 1,244,700 | 372,800 | (7,800) |
| | Third Party Payments | 237,212 | 149,800 | 346,300 | 145,400 | 196,500 | (4,400) |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 3,086,460 | 3,758,000 | 4,482,300 | 4,284,900 | 724,300 | 526,900 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (284,062) | 0 | 0 | 0 | 0 | 0 |
| | Other Grants & Contributions | (112,877) | 0 | (25,100) | (25,100) | (25,100) | (25,100) |
| | Fees and Charges | (126,274) | (2,518,700) | (1,564,400) | (2,539,100) | 954,300 | (20,400) |
| | Sale of Goods | (10,346) | (217,500) | (217,500) | (217,500) | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | (96,164) | (117,100) | (142,100) | (142,100) | (25,000) | (25,000) |
| TOTAL DIRECT INCOME | | (629,723) | (2,853,300) | (1,949,100) | (2,923,800) | 904,200 | (70,500) |
| NET DIRECT (INCOME) / EXPENDITURE | | 2,456,737 | 904,700 | 2,533,200 | 1,361,100 | 1,628,500 | 456,400 |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,142,186 | 981,500 | 981,500 | 981,500 | 0 | 0 |
| | Capital Charges | 2,826,337 | 2,799,200 | 2,799,200 | 2,799,200 | 0 | 0 |
| | Recharges | (1,310,859) | (985,500) | (1,116,900) | (1,116,900) | (131,400) | (131,400) |
| TOTAL SUPPORT CHARGES | | 2,657,664 | 2,795,200 | 2,663,800 | 2,663,800 | (131,400) | (131,400) |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 5,114,401 | 3,699,900 | 5,197,000 | 4,024,900 | 1,497,100 | 325,000 |



| Development Services | | | | | | | |
|---------------------------------------|---------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | (C-B) | (D-B) |
| S4600 | Building Control | 68,668 | 119,600 | 78,900 | 99,500 | (40,700) | (20,100) |
| S4840 | Local Land Charges | 900,009 | 247,700 | 206,300 | 254,200 | (41,400) | 6,500 |
| S6002 | Development Services Management | (1,988) | (15,600) | 38,700 | (19,900) | 54,300 | (4,300) |
| TOTAL DEVELOPMENT SERVICES | | 966,689 | 351,700 | 323,900 | 333,800 | (27,800) | (17,900) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 2,069,529 | 2,343,900 | 2,377,500 | 2,656,900 | 33,600 | 313,000 |
| | Premises Related Exp | 0 | 0 | 0 | 0 | 0 | 0 |
| | Transport | 27,632 | 42,400 | 42,400 | 43,100 | 0 | 700 |
| | Supplies and Services | 85,327 | 113,500 | 122,500 | 124,500 | 9,000 | 11,000 |
| | Third Party Payments | 226,117 | 254,100 | 329,600 | 264,400 | 75,500 | 10,300 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 2,408,606 | 2,753,900 | 2,872,000 | 3,088,900 | 118,100 | 335,000 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (20,646) | 0 | (90,000) | 0 | (90,000) | 0 |
| | Other Grants & Contributions | (65,454) | (70,500) | (70,500) | (70,500) | 0 | 0 |
| | Fees and Charges | (1,908,015) | (2,770,700) | (2,826,600) | (3,123,600) | (55,900) | (352,900) |
| | Sale of Goods | (158,097) | (112,000) | (112,000) | (112,000) | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (2,152,212) | (2,953,200) | (3,099,100) | (3,306,100) | (145,900) | (352,900) |
| NET DIRECT (INCOME) / EXPENDITURE | | 256,394 | (199,300) | (227,100) | (217,200) | (27,800) | (17,900) |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,595,561 | 1,892,400 | 1,892,400 | 1,892,400 | 0 | 0 |
| | Capital Charges | 165,502 | 600 | 600 | 600 | 0 | 0 |
| | Recharges | (1,050,767) | (1,342,000) | (1,342,000) | (1,342,000) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 710,295 | 551,000 | 551,000 | 551,000 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 966,689 | 351,700 | 323,900 | 333,800 | (27,800) | (17,900) |



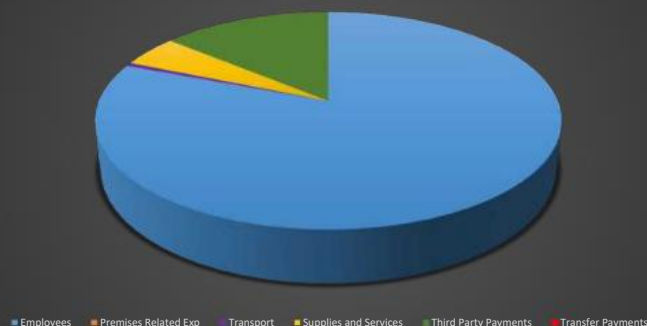
| Environment & Operations | | | | | | | |
|---------------------------------------|-----------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | .(C-B) | .(D-B) |
| S1105 | Car Parks | 1,984,893 | (652,700) | (82,500) | (917,400) | 570,200 | (264,700) |
| S1250 | WCC Highways | 30,186 | 130,400 | 70,800 | 70,900 | (59,600) | (59,500) |
| S1270 | Green Space Development | 845,113 | 1,961,500 | 2,000,400 | 2,030,700 | 38,900 | 69,200 |
| S1320 | Bereavement Services | (907,186) | (741,500) | (853,100) | (1,019,100) | (111,600) | (277,600) |
| S4090 | Waste Management | 4,518,488 | 7,155,300 | 7,818,800 | 6,969,700 | 663,500 | (185,600) |
| S4095 | Ranger Service | (10,668) | 0 | (4,400) | (46,400) | (4,400) | (46,400) |
| S4811 | Watercourses & Culverts | (5,639) | (123,700) | (154,400) | (157,200) | (30,700) | (33,500) |
| S6013 | Neighbourhood Services Management | (2,132) | 25,100 | 90,400 | 25,900 | 65,300 | 800 |
| S6014 | NS Programme Team | 153,152 | 235,400 | 356,900 | 420,800 | 121,500 | 185,400 |
| S6015 | Grounds Maintenance | 809,732 | 984,400 | 915,600 | 931,300 | (68,800) | (53,100) |
| S6016 | Business Support & Development | (39,850) | 301,000 | 242,500 | 248,600 | (58,500) | (52,400) |
| TOTAL ENVIRONMENT & OPERATIONS | | 7,376,088 | 9,275,200 | 10,401,000 | 8,557,800 | 1,125,800 | (717,400) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,873,971 | 2,231,900 | 2,241,900 | 2,230,600 | 10,000 | (1,300) |
| | Premises Related Exp | 1,686,860 | 1,724,300 | 1,758,700 | 1,748,200 | 34,400 | 23,900 |
| | Transport | 9,546 | 9,700 | 10,100 | 10,100 | 400 | 400 |
| | Supplies and Services | 1,244,612 | 705,900 | 784,500 | 1,090,400 | 78,600 | 384,500 |
| | Third Party Payments | 5,154,180 | 8,738,000 | 9,759,300 | 8,602,900 | 1,021,300 | (135,100) |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 9,969,169 | 13,409,800 | 14,554,500 | 13,682,200 | 1,144,700 | 272,400 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (1,352) | 0 | 0 | 0 | 0 | 0 |
| | Other Grants & Contributions | (28,339) | (6,000) | (6,000) | (6,000) | 0 | 0 |
| | Fees and Charges | (5,235,133) | (6,891,400) | (6,940,100) | (7,910,700) | (48,700) | (1,019,300) |
| | Sale of Goods | (58,374) | (55,100) | (25,300) | (26,300) | 29,800 | 28,800 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | (67,946) | (69,000) | (69,000) | (68,300) | 0 | 700 |
| TOTAL DIRECT INCOME | | (5,391,146) | (7,021,500) | (7,040,400) | (8,011,300) | (18,900) | (989,800) |
| NET DIRECT (INCOME) / EXPENDITURE | | 4,578,023 | 6,388,300 | 7,514,100 | 5,670,900 | 1,125,800 | (717,400) |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 2,487,265 | 2,306,400 | 2,306,400 | 2,306,400 | 0 | 0 |
| | Capital Charges | 1,845,288 | 1,938,700 | 1,938,700 | 1,938,700 | 0 | 0 |
| | Recharges | (1,534,488) | (1,358,200) | (1,358,200) | (1,358,200) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 2,798,065 | 2,886,900 | 2,886,900 | 2,886,900 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 7,376,088 | 9,275,200 | 10,401,000 | 8,557,800 | 1,125,800 | (717,400) |



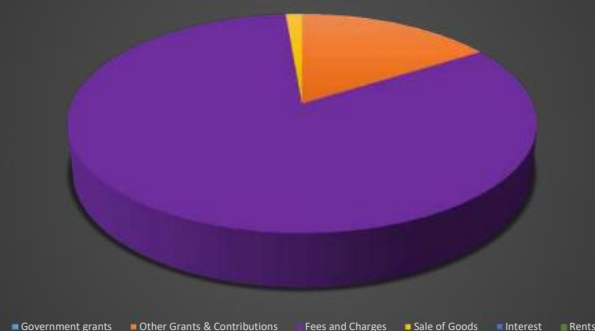
| Finance | | | | | | | |
|--|------------------------------|-------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|---------------------------|
| Service Area Code | Service Area's | Actuals 2020/21 (.A) | Original Budget 2021/22 (.B) | Latest Budget 2021/22 (.C) | Original Budget 2022/23 (.D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| S1410 | Finance Management | (3,241,124) | 1,391,100 | (682,700) | 480,300 | (2,073,800) | (910,800) |
| S1417 | Procurement | (2,080) | (20,000) | (20,200) | (15,800) | (200) | 4,200 |
| S1425 | Financial Services | 324,722 | 73,900 | 129,700 | 118,900 | 55,800 | 45,000 |
| S1578 | Audit & Risk | 60,891 | 82,800 | 68,700 | 77,100 | (14,100) | (5,700) |
| S3400 | Payment Channels | 931 | 300 | 21,100 | 18,900 | 20,800 | 18,600 |
| TOTAL FINANCE | | (2,856,659) | 1,528,100 | (483,400) | 679,400 | (2,011,500) | (848,700) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,590,639 | 1,227,400 | 1,266,800 | 907,600 | 39,400 | (319,800) |
| | Premises Related Exp | 26,016 | 0 | 0 | 0 | 0 | 0 |
| | Transport | (124) | 6,000 | 6,000 | 6,100 | 0 | 100 |
| | Supplies and Services | 1,254,608 | 2,372,000 | 648,800 | 53,100 | (1,723,200) | (2,318,900) |
| | Third Party Payments | 192,041 | 141,800 | 154,600 | 157,400 | 12,800 | 15,600 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 3,063,180 | 3,747,200 | 2,076,200 | 1,124,200 | (1,671,000) | (2,623,000) |
| DIRECT INCOME | | | | | | | |
| | Government grants | (5,377,506) | (1,384,000) | (1,661,000) | 0 | (277,000) | 1,384,000 |
| | Other Grants & Contributions | (14,589) | 0 | (50,900) | (97,100) | (50,900) | (97,100) |
| | Fees and Charges | 0 | 0 | 0 | 500,000 | 0 | 500,000 |
| | Sale of Goods | (26,044) | (7,700) | (7,700) | (7,700) | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (5,418,138) | (1,391,700) | (1,719,600) | 395,200 | (327,900) | 1,786,900 |
| NET DIRECT (INCOME) / EXPENDITURE | | (2,354,958) | 2,355,500 | 356,600 | 1,519,400 | (1,998,900) | (836,100) |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,285,044 | 1,064,000 | 1,064,000 | 1,064,000 | 0 | 0 |
| | Capital Charges | 48,048 | 38,600 | 38,600 | 38,600 | 0 | 0 |
| | Recharges | (1,834,793) | (1,930,000) | (1,942,600) | (1,942,600) | (12,600) | (12,600) |
| TOTAL SUPPORT CHARGES | | (501,701) | (827,400) | (840,000) | (840,000) | (12,600) | (12,600) |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | (2,856,659) | 1,528,100 | (483,400) | 679,400 | (2,011,500) | (848,700) |



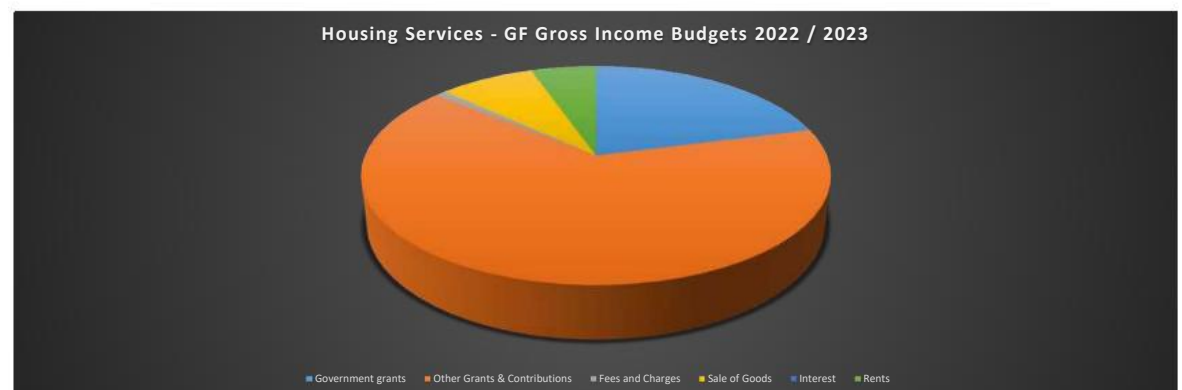
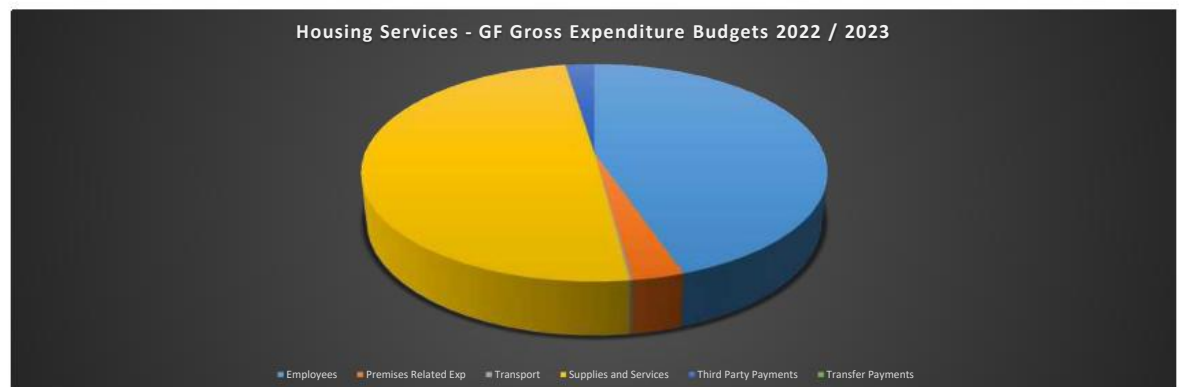
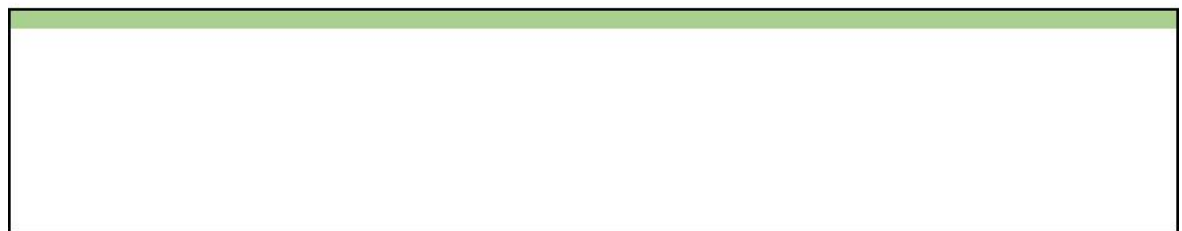
Finance Gross Expenditure Budgets 2022 / 2023



Finance Gross Income Budgets 2022 / 2023



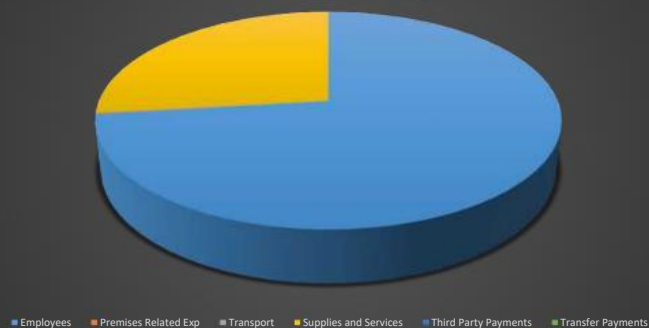
| Housing Services - GF | | | | | | | |
|---------------------------------------|-------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | (C-B) | (D-B) |
| S1590 | Homelessness - Housing Advice | 336,779 | 859,100 | 826,900 | 1,080,000 | (32,200) | 220,900 |
| S1605 | Housing Strategy | 229,033 | 328,900 | 224,000 | 328,700 | (104,900) | (200) |
| S1610 | Other Housing Property | 162,205 | 40,300 | 40,300 | 40,300 | 0 | 0 |
| S1615 | Contributions to HRA | 38,700 | 39,400 | 12,000 | 12,700 | (27,400) | (26,700) |
| S1630 | Private Sector Housing | 312,657 | 430,500 | 415,700 | 472,200 | (14,800) | 41,700 |
| TOTAL HOUSING SERVICES - GF | | 1,079,374 | 1,698,200 | 1,518,900 | 1,933,900 | (179,300) | 235,700 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,202,184 | 1,091,700 | 1,463,300 | 1,515,700 | 371,600 | 424,000 |
| | Premises Related Exp | 130,637 | 100,300 | 139,300 | 102,000 | 39,000 | 1,700 |
| | Transport | 686 | 5,500 | 5,500 | 5,500 | 0 | 0 |
| | Supplies and Services | 1,578,454 | 1,341,000 | 2,018,000 | 1,680,100 | 677,000 | 339,100 |
| | Third Party Payments | 159,783 | 79,700 | 288,000 | 81,200 | 208,300 | 1,500 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 3,071,744 | 2,618,200 | 3,914,100 | 3,384,500 | 1,295,900 | 766,300 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (882,307) | (27,700) | (1,182,600) | (390,700) | (1,154,900) | (363,000) |
| | Other Grants & Contributions | (1,055,228) | (1,046,200) | (1,366,500) | (1,213,800) | (320,300) | (167,600) |
| | Fees and Charges | (8,478) | (15,600) | (15,600) | (15,600) | 0 | 0 |
| | Sale of Goods | (142,842) | (144,900) | (144,900) | (144,900) | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | (148,092) | (100,200) | (100,200) | (100,200) | 0 | 0 |
| TOTAL DIRECT INCOME | | (2,236,945) | (1,334,600) | (2,809,800) | (1,865,200) | (1,475,200) | (530,600) |
| NET DIRECT (INCOME) / EXPENDITURE | | 834,799 | 1,283,600 | 1,104,300 | 1,519,300 | (179,300) | 235,700 |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,101,934 | 1,074,900 | 1,074,900 | 1,074,900 | 0 | 0 |
| | Capital Charges | 56,474 | 54,600 | 54,600 | 54,600 | 0 | 0 |
| | Recharges | (913,833) | (714,900) | (714,900) | (714,900) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 244,575 | 414,600 | 414,600 | 414,600 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 1,079,374 | 1,698,200 | 1,518,900 | 1,933,900 | (179,300) | 235,700 |



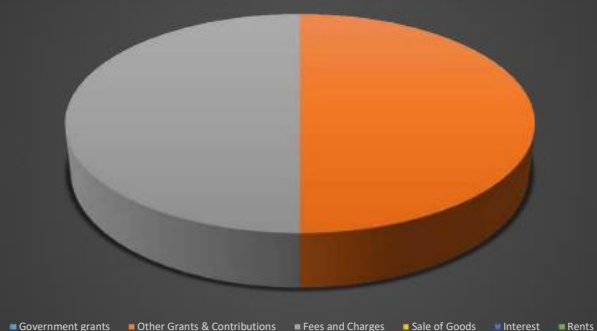
| ICT Services | | | | | | | |
|--|------------------------------|-------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|---------------------------|
| Service Area Code | Service Area's | Actuals 2020/21 (.A) | Original Budget 2021/22 (.B) | Latest Budget 2021/22 (.C) | Original Budget 2022/23 (.D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| S3500 | ICT Management | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |
| TOTAL ICT SERVICES | | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,012,247 | 1,215,400 | 1,208,500 | 1,244,300 | (6,900) | 28,900 |
| | Premises Related Exp | 0 | 0 | 0 | 0 | 0 | 0 |
| | Transport | 158 | 4,100 | 4,100 | 4,100 | 0 | 0 |
| | Supplies and Services | 356,903 | 489,500 | 481,000 | 456,500 | (8,500) | (33,000) |
| | Third Party Payments | 15,189 | 0 | 0 | 0 | 0 | 0 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 1,384,497 | 1,709,000 | 1,693,600 | 1,704,900 | (15,400) | (4,100) |
| DIRECT INCOME | | | | | | | |
| | Government grants | (2,552) | 0 | 0 | 0 | 0 | 0 |
| | Other Grants & Contributions | (15,875) | (44,800) | (44,800) | (44,800) | 0 | 0 |
| | Fees and Charges | (34,655) | (30,000) | (20,000) | (45,000) | 10,000 | (15,000) |
| | Sale of Goods | 0 | 0 | 0 | 0 | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (53,083) | (74,800) | (64,800) | (89,800) | 10,000 | (15,000) |
| NET DIRECT (INCOME) / EXPENDITURE | | 1,331,414 | 1,634,200 | 1,628,800 | 1,615,100 | (5,400) | (19,100) |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 224,323 | 248,900 | 248,900 | 248,900 | 0 | 0 |
| | Capital Charges | 130,123 | 127,900 | 127,900 | 127,900 | 0 | 0 |
| | Recharges | (1,540,453) | (1,835,500) | (1,835,500) | (1,835,500) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | (1,186,008) | (1,458,700) | (1,458,700) | (1,458,700) | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 145,406 | 175,500 | 170,100 | 156,400 | (5,400) | (19,100) |

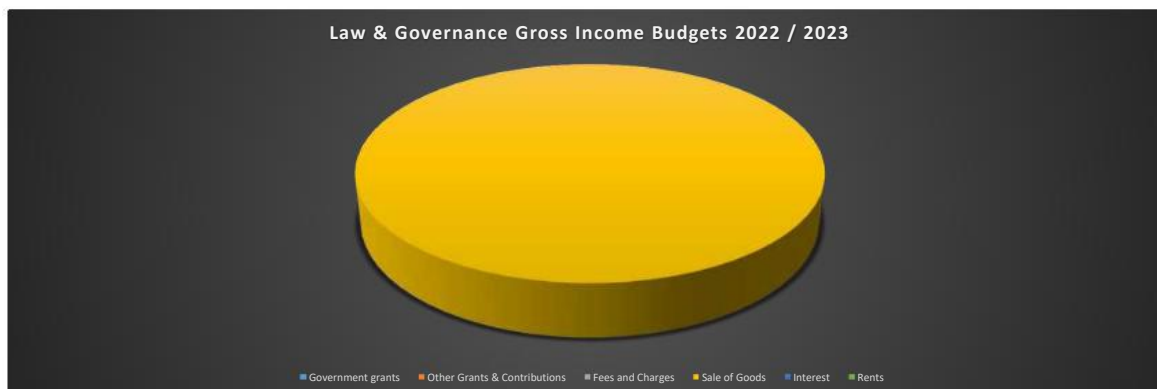
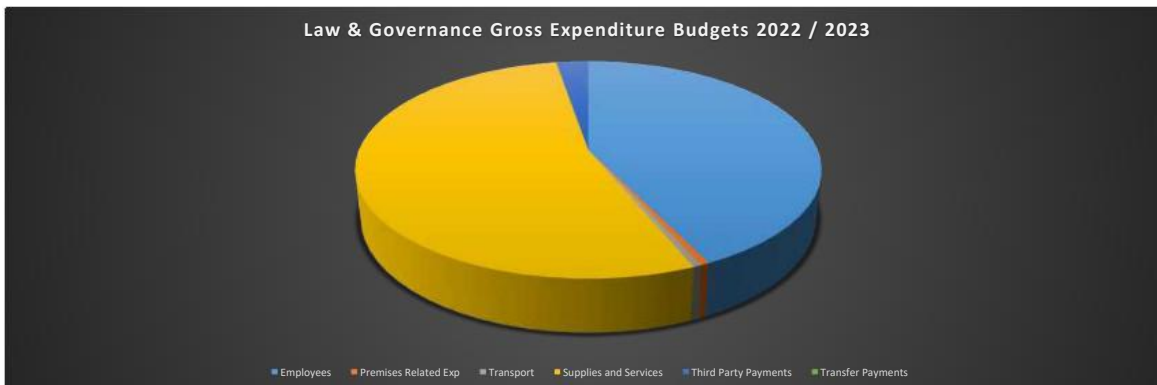


ICT Services Gross Expenditure Budgets 2022 / 2023

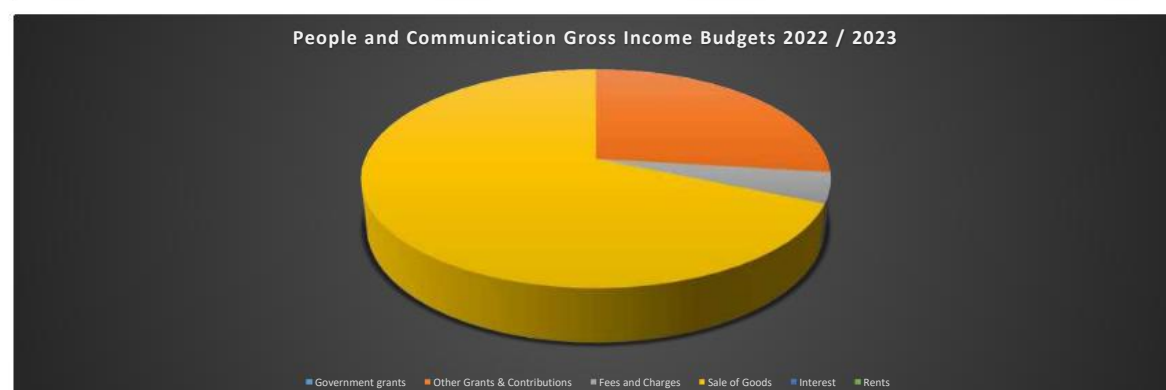
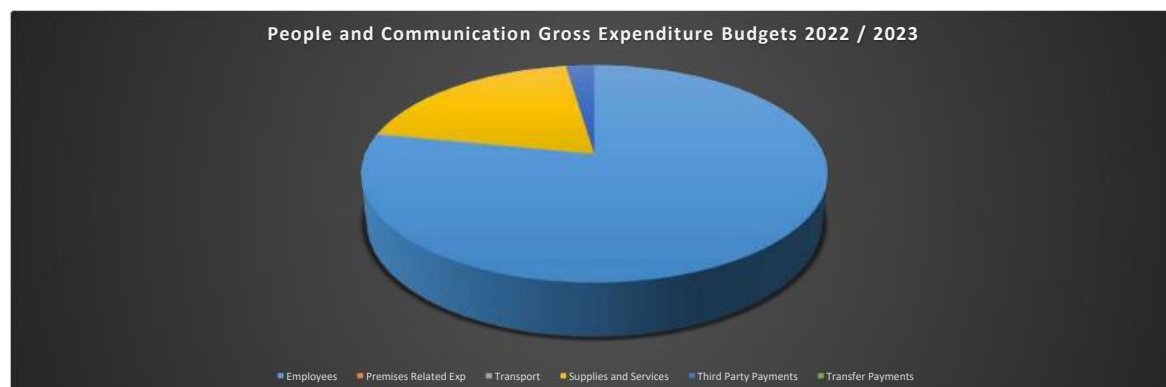


ICT Services Gross Income Budgets 2022 / 2023

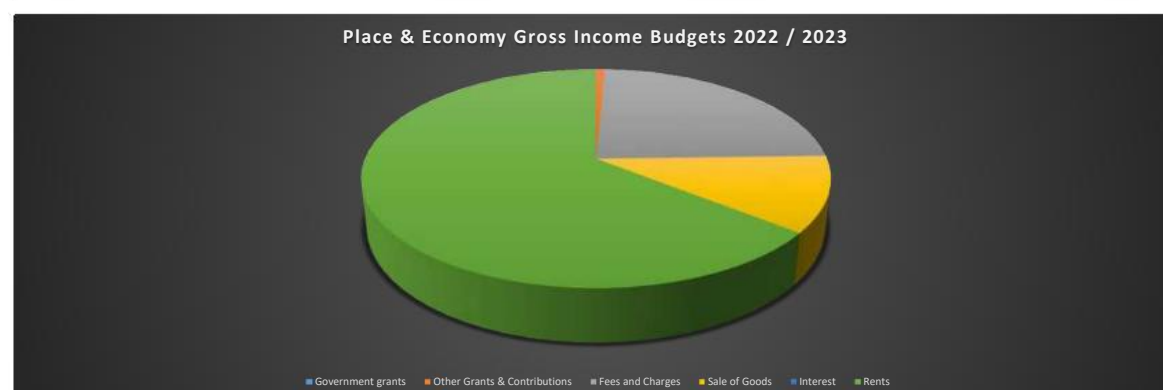
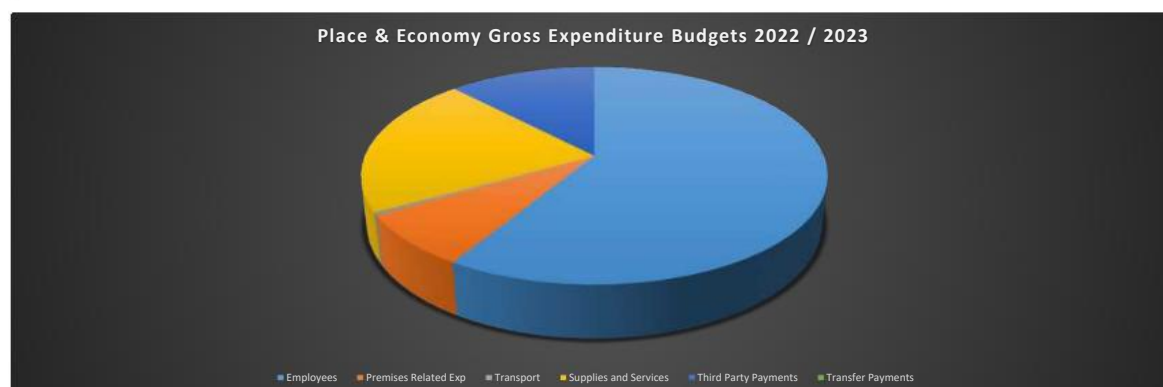




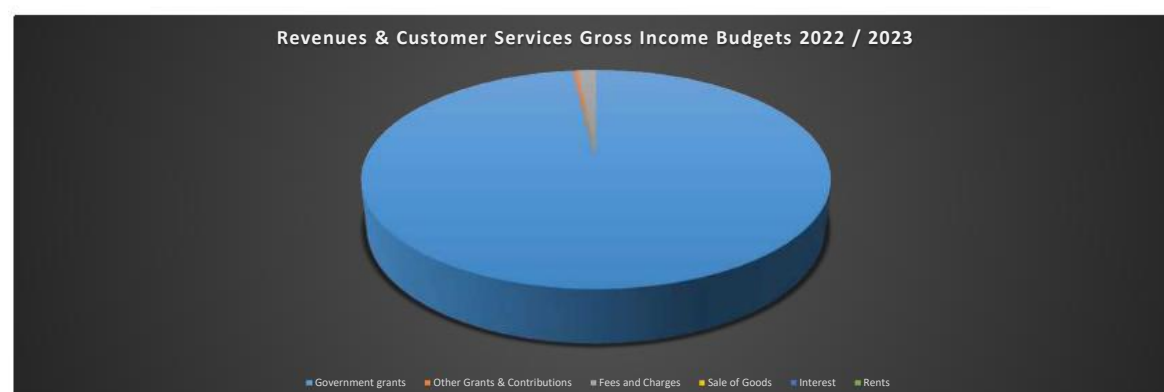
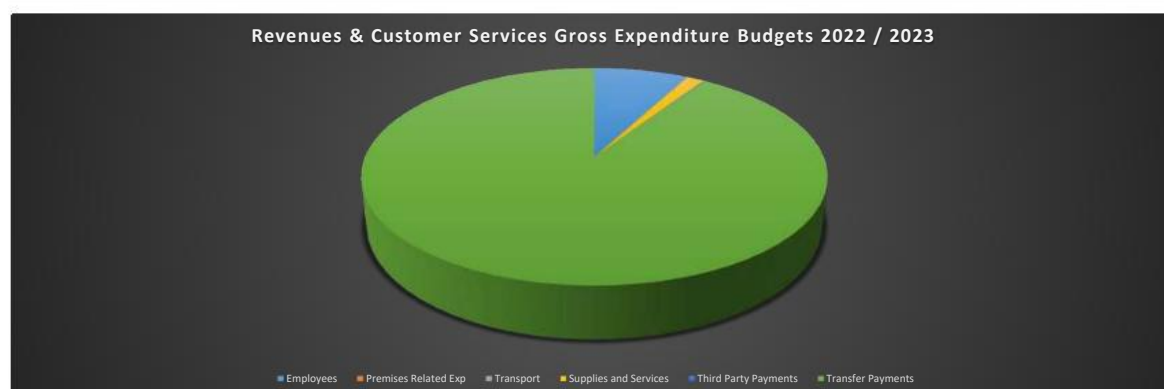
| People and Communication | | | | | | | |
|---------------------------------------|------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | (C-B) | (D-B) |
| S2060 | Human Resources | 194,289 | 271,100 | 305,100 | 259,900 | 34,000 | (11,200) |
| S2340 | Media Room | 10,261 | 64,600 | 97,600 | 120,300 | 33,000 | 55,700 |
| S3470 | Media & Communications | (1,136) | 0 | (100) | 1,900 | (100) | 1,900 |
| S6033 | Members Training | 823 | 5,200 | 9,500 | 5,300 | 4,300 | 100 |
| TOTAL PEOPLE & COMMUNICATION | | 204,236 | 340,900 | 412,100 | 387,400 | 71,200 | 46,500 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 930,949 | 1,033,800 | 1,113,300 | 1,063,700 | 79,500 | 29,900 |
| | Premises Related Exp | 0 | 0 | 0 | 0 | 0 | 0 |
| | Transport | 81 | 2,100 | 2,100 | 2,100 | 0 | 0 |
| | Supplies and Services | 168,962 | 225,200 | 235,200 | 265,300 | 10,000 | 40,100 |
| | Third Party Payments | 34,420 | 31,500 | 37,300 | 32,100 | 5,800 | 600 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 1,134,412 | 1,292,600 | 1,387,900 | 1,363,200 | 95,300 | 70,600 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (1,533) | 0 | 0 | 0 | 0 | 0 |
| | Other Grants & Contributions | (8,713) | 0 | (24,100) | (24,100) | (24,100) | (24,100) |
| | Fees and Charges | (2,774) | (4,200) | (4,200) | (4,200) | 0 | 0 |
| | Sale of Goods | (16,966) | (60,900) | (60,900) | (60,900) | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (29,987) | (65,100) | (89,200) | (89,200) | (24,100) | (24,100) |
| NET DIRECT (INCOME) / EXPENDITURE | | 1,104,425 | 1,227,500 | 1,298,700 | 1,274,000 | 71,200 | 46,500 |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 245,172 | 304,900 | 304,900 | 304,900 | 0 | 0 |
| | Capital Charges | 11,767 | 22,000 | 22,000 | 22,000 | 0 | 0 |
| | Recharges | (1,157,128) | (1,213,500) | (1,213,500) | (1,213,500) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | (900,189) | (886,600) | (886,600) | (886,600) | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 204,236 | 340,900 | 412,100 | 387,400 | 71,200 | 46,500 |



| Place & Economy | | | | | | | |
|---------------------------------------|------------------------------|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | (C-B) | (D-B) |
| S1035 | Christmas Illuminations | 41,758 | 42,700 | 42,700 | 44,400 | 0 | 1,700 |
| S1249 | Events Management | 196,905 | 248,100 | 262,600 | 281,600 | 14,500 | 33,500 |
| S6000 | Projects | 750,490 | 323,400 | 326,300 | 243,900 | 2,900 | (79,500) |
| S6001 | Policy & Development | 716,901 | 1,118,100 | 1,159,100 | 1,343,500 | 41,000 | 225,400 |
| S6030 | Regeneration | 33,064 | 42,000 | 88,000 | 88,400 | 46,000 | 46,400 |
| S6031 | Markets | (1,080) | (16,600) | (23,300) | (23,100) | (6,700) | (6,500) |
| S6098 | Grwoth Hub | 145,539 | 177,200 | 184,600 | 179,100 | 7,400 | 1,900 |
| TOTAL PLACE & ECONOMY | | 1,883,577 | 1,934,900 | 2,040,000 | 2,157,800 | 105,100 | 222,900 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 986,657 | 1,167,800 | 1,228,100 | 1,252,300 | 60,300 | 84,500 |
| | Premises Related Exp | 149,951 | 159,400 | 175,000 | 163,900 | 15,600 | 4,500 |
| | Transport | 1,717 | 8,800 | 8,800 | 8,800 | 0 | 0 |
| | Supplies and Services | 465,427 | 341,800 | 423,800 | 447,700 | 82,000 | 105,900 |
| | Third Party Payments | 147,889 | 156,200 | 164,700 | 259,000 | 8,500 | 102,800 |
| | Transfer Payments | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 1,751,641 | 1,834,000 | 2,000,400 | 2,131,700 | 166,400 | 297,700 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (39,726) | 0 | 0 | 0 | 0 | 0 |
| | Other Grants & Contributions | (279,400) | (4,400) | (78,900) | (4,400) | (74,500) | 0 |
| | Fees and Charges | (115,483) | (159,100) | (123,100) | (131,400) | 36,000 | 27,700 |
| | Sale of Goods | (58,092) | (92,000) | (60,800) | (60,800) | 31,200 | 31,200 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | (255,319) | (219,600) | (273,600) | (353,300) | (54,000) | (133,700) |
| TOTAL DIRECT INCOME | | (748,020) | (475,100) | (536,400) | (549,900) | (61,300) | (74,800) |
| NET DIRECT (INCOME) / EXPENDITURE | | 1,003,621 | 1,358,900 | 1,464,000 | 1,581,800 | 105,100 | 222,900 |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 266,888 | 518,800 | 518,800 | 518,800 | 0 | 0 |
| | Capital Charges | 613,068 | 189,400 | 189,400 | 189,400 | 0 | 0 |
| | Recharges | 0 | (132,200) | (132,200) | (132,200) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 879,956 | 576,000 | 576,000 | 576,000 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 1,883,577 | 1,934,900 | 2,040,000 | 2,157,800 | 105,100 | 222,900 |



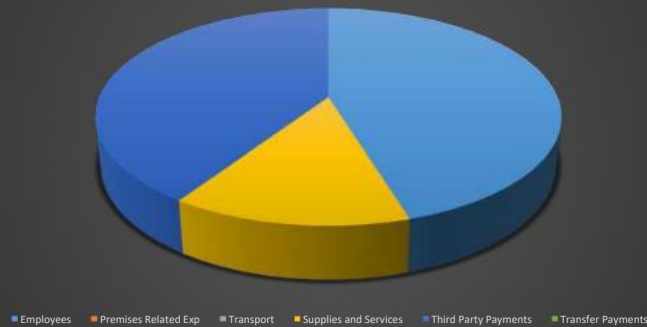
| Revenues & Customer Services | | | | | | | |
|---------------------------------------|---|-----------------|-------------------------|-----------------------|-------------------------|------------------|------------------|
| Service Area Code | Service Area's | Actuals 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
| | | .(A) | .(B) | .(C) | .(D) | (C-B) | (D-B) |
| S1418 | Exchequer | (4,575) | 0 | (11,500) | (34,500) | (11,500) | (34,500) |
| S2600 | Revenues & Customer Services Management (2) | 3,922 | 0 | 45,000 | (18,300) | 45,000 | (18,300) |
| S3050 | Revenues | 1,036,071 | 889,200 | 921,700 | 946,000 | 32,500 | 56,800 |
| S3100 | Customer Service | 304,455 | 0 | 167,200 | 160,400 | 167,200 | 160,400 |
| S3250 | Benefits | 365,033 | 708,300 | 316,500 | 542,400 | (391,800) | (165,900) |
| TOTAL REVENUES & CUSTOMER SERVICES | | 1,704,906 | 1,597,500 | 1,438,900 | 1,596,000 | (158,600) | (1,500) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| | Employees | 1,897,629 | 2,042,600 | 2,104,200 | 2,052,100 | 61,600 | 9,500 |
| | Premises Related Exp | 0 | 0 | 0 | 0 | 0 | 0 |
| | Transport | 1,106 | 2,700 | 2,700 | 2,700 | 0 | 0 |
| | Supplies and Services | 332,702 | 365,600 | 414,600 | 370,900 | 49,000 | 5,300 |
| | Third Party Payments | 9,349 | 26,800 | 26,800 | 27,300 | 0 | 500 |
| | Transfer Payments | 22,872,840 | 23,811,800 | 23,811,800 | 23,811,900 | 0 | 100 |
| TOTAL DIRECT EXPENDITURE | | 25,113,626 | 26,249,500 | 26,360,100 | 26,264,900 | 110,600 | 15,400 |
| DIRECT INCOME | | | | | | | |
| | Government grants | (23,829,110) | (24,618,300) | (24,887,500) | (24,635,200) | (269,200) | (16,900) |
| | Other Grants & Contributions | (87,719) | (91,700) | (91,700) | (91,700) | 0 | 0 |
| | Fees and Charges | (141,021) | (374,700) | (374,700) | (374,700) | 0 | 0 |
| | Sale of Goods | 0 | 0 | 0 | 0 | 0 | 0 |
| | Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rents | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (24,057,850) | (25,084,700) | (25,353,900) | (25,101,600) | (269,200) | (16,900) |
| NET DIRECT (INCOME) / EXPENDITURE | | 1,055,776 | 1,164,800 | 1,006,200 | 1,163,300 | (158,600) | (1,500) |
| SUPPORT CHARGES | | | | | | | |
| | Support Services | 1,177,809 | 1,305,200 | 1,305,200 | 1,305,200 | 0 | 0 |
| | Capital Charges | 0 | 0 | 0 | 0 | 0 | 0 |
| | Recharges | (528,678) | (872,500) | (872,500) | (872,500) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 649,130 | 432,700 | 432,700 | 432,700 | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 1,704,906 | 1,597,500 | 1,438,900 | 1,596,000 | (158,600) | (1,500) |



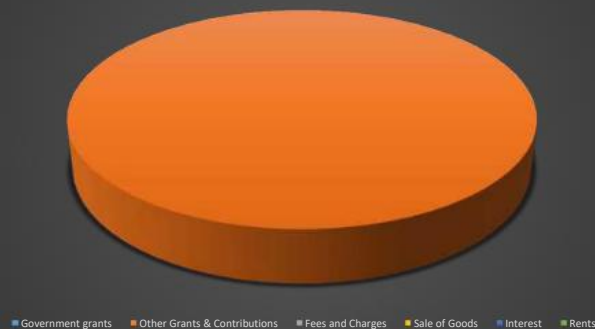
| Strategic Leadership | | | | | | | |
|--|--------------------------|-------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|---------------------------|
| Service Area Code | Service Area's | Actuals 2020/21 (.A) | Original Budget 2021/22 (.B) | Latest Budget 2021/22 (.C) | Original Budget 2022/23 (.D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| S2000 | Chief Executive's Office | 24,968 | (35,000) | 221,700 | (139,900) | 256,700 | (104,900) |
| S2010 | Corporate Projects | 1,308,995 | 137,200 | 608,500 | 1,800 | 471,300 | (135,400) |
| S3350 | Corporate Support Team | (7,913) | 0 | (11,400) | (2,800) | (11,400) | (2,800) |
| S3600 | Economic Development | 43,719 | 1,800 | 9,000 | 1,800 | 7,200 | 0 |
| S6032 | Climate Change | 76,956 | 506,000 | 495,400 | 545,800 | (10,600) | 39,800 |
| S6035 | Transformation | 0 | 0 | 100,000 | 100,000 | 100,000 | 100,000 |
| TOTAL STRATEGIC LEADERSHIP | | 1,446,726 | 610,000 | 1,423,200 | 506,700 | 813,200 | (103,300) |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| Employees | | 645,287 | 591,300 | 829,200 | 738,000 | 237,900 | 146,700 |
| Premises Related Exp | | 0 | 0 | 0 | 0 | 0 | 0 |
| Transport | | 0 | 800 | 800 | 800 | 0 | 0 |
| Supplies and Services | | 5,937 | 26,200 | 21,200 | (228,500) | (5,000) | (254,700) |
| Third Party Payments | | 380,731 | 659,200 | 1,239,500 | 663,900 | 580,300 | 4,700 |
| Transfer Payments | | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 1,031,955 | 1,277,500 | 2,090,700 | 1,174,200 | 813,200 | (103,300) |
| DIRECT INCOME | | | | | | | |
| Government grants | | (1,222) | 0 | 0 | 0 | 0 | 0 |
| Other Grants & Contributions | | (66,680) | (52,000) | (52,000) | (52,000) | 0 | 0 |
| Fees and Charges | | 0 | 0 | 0 | 0 | 0 | 0 |
| Sale of Goods | | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest | | 0 | 0 | 0 | 0 | 0 | 0 |
| Rents | | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL DIRECT INCOME | | (67,902) | (52,000) | (52,000) | (52,000) | 0 | 0 |
| NET DIRECT (INCOME) / EXPENDITURE | | 964,053 | 1,225,500 | 2,038,700 | 1,122,200 | 813,200 | (103,300) |
| SUPPORT CHARGES | | | | | | | |
| Support Services | | 135,223 | 162,100 | 162,100 | 162,100 | 0 | 0 |
| Capital Charges | | 1,209,664 | 1,600 | 1,600 | 1,600 | 0 | 0 |
| Recharges | | (862,215) | (779,200) | (779,200) | (779,200) | 0 | 0 |
| TOTAL SUPPORT CHARGES | | 482,673 | (615,500) | (615,500) | (615,500) | 0 | 0 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | 1,446,726 | 610,000 | 1,423,200 | 506,700 | 813,200 | (103,300) |



Strategic Leadership Gross Expenditure Budgets 2022 / 2023



Strategic Leadership Gross Income Budgets 2022 / 2023

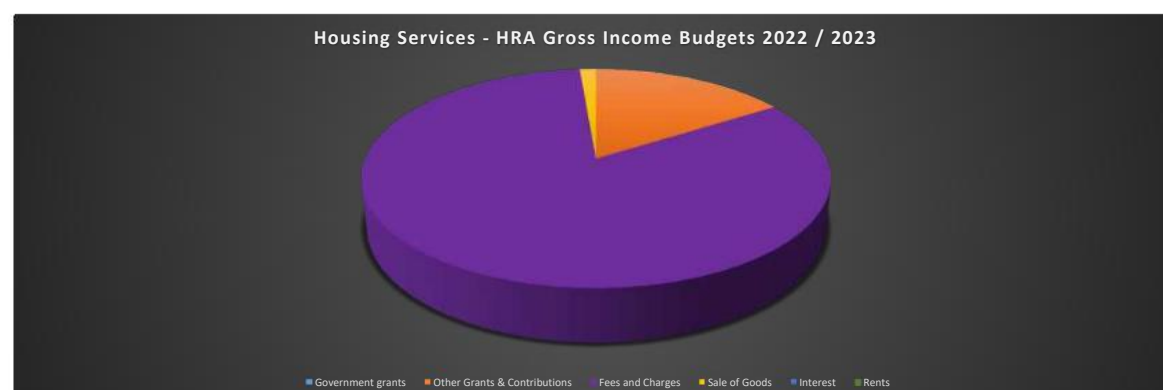
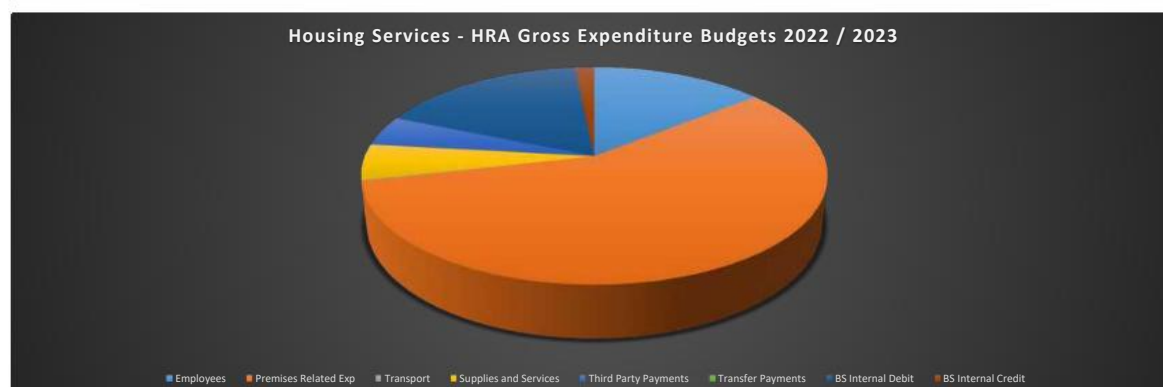


| Housing Revenue Account - Summary | | | | | | |
|--|---|-----------------|---------------|-----------------|--------------|-----------|
| HOUSING SERVICES - HOUSING REVENUE ACCOUNT | Outturn | Original Budget | Latest Budget | Original Budget | Variance | Variance |
| | 2020/21 | 2021/22 | 2021/22 | 2022/23 | 2021/22 | 2022/23 |
| | £ | £ | £ | £ | £ | £ |
| | A | B | C | D | C - B | D - B |
| 7000 | HOUSING REVENUE ACCOUNT | | | | | |
| EXPENDITURE | | | | | | |
| 7000-2051 | PPM Non-Op | 0 | 0 | 0 | 0 | 0 |
| 7000-2094 | Housing Repairs Supervision | 820,481 | 942,000 | 942,000 | 942,000 | 0 |
| 7000-2097 | HRA Repairs and Maintenance | 5,306,892 | 6,450,200 | 6,961,000 | 6,350,100 | 510,800 |
| 7000-2100 | Electricity | 58 | 400 | 0 | 0 | (400) |
| 7000-2110 | Gas | 80 | 2,500 | 2,500 | 3,000 | 0 |
| 7000-2130 | Wood Fuel - Bio-Mass boiler | 0 | 0 | 0 | 0 | 0 |
| 7000-2300 | Rates | 43,432 | 49,000 | 45,000 | 50,600 | (4,000) |
| 7000-2310 | Council Tax | 193,459 | 142,500 | 142,500 | 145,100 | 0 |
| 7000-2400 | Water Charges-Metered | 31,764 | 41,600 | 41,600 | 42,300 | 0 |
| 7000-2410 | Water Rates | 649 | 0 | 0 | 0 | 0 |
| | PREMISES | 6,396,815 | 7,628,200 | 8,134,600 | 7,533,100 | 506,400 |
| 7000-4430 | Debt Recovery Agency Costs | 0 | 4,000 | 4,000 | 4,100 | 0 |
| 7000-4700 | Grants-Revenue | 2,000 | 0 | 0 | 0 | 0 |
| 7000-4800 | Contributions To Provisions | 0 | 75,800 | 75,800 | 77,200 | 0 |
| 7000-4810 | Bad Debts Provision | 350,736 | 395,500 | 395,500 | 402,600 | 0 |
| | SUPPLIES AND SERVICES | 352,736 | 475,300 | 475,300 | 483,900 | 0 |
| 7000-5770 | Consultants Fees | 1,440 | 0 | 0 | 0 | 0 |
| | THIRD PARTY PAYMENTS | 1,440 | 0 | 0 | 0 | 0 |
| 7000-7670 | Supervision & Management - General | 2,644,427 | 3,351,900 | 3,438,300 | 3,726,100 | 86,400 |
| 7000-7675 | Supervision & Management - Special | 2,326,404 | 2,650,400 | 2,627,900 | 2,602,800 | (22,500) |
| | SUPPORT SERVICES | 4,970,831 | 6,002,300 | 6,066,200 | 6,328,900 | 63,900 |
| 7000-8200 | Loss On Impairment/Revaluation Of Assets | (81,917) | 0 | 0 | 0 | 0 |
| 7000-8810 | Depreciation on Council Dwellings | 5,512,704 | 5,654,000 | 5,654,000 | 5,654,000 | 0 |
| 7000-8811 | Depreciation on Other HRA Properties | 450,894 | 541,800 | 541,800 | 541,800 | 0 |
| 7000-8812 | Depreciation on Equipment | 57,049 | 10,700 | 10,700 | 10,700 | 0 |
| | CAPITAL CHARGES | 5,938,730 | 6,206,500 | 6,206,500 | 6,206,500 | 0 |
| | GROSS EXPENDITURE | 17,660,552 | 20,312,300 | 20,882,600 | 20,552,400 | 570,300 |
| INCOME | | | | | | |
| 7000-9019 | Government Grants - Covid-19 | (4,974) | 0 | 0 | 0 | 0 |
| 7000-9110 | Contributions from other local authority | (201,375) | 0 | 0 | 0 | 0 |
| 7000-9208 | Other Income | (3,410) | 0 | 0 | 0 | 0 |
| 7000-9260 | Insurance Settlement | (1,091) | 0 | 0 | 0 | 0 |
| 7000-9303 | Fees+Charges General | 0 | (2,000) | (2,000) | (2,000) | 0 |
| 7000-9320 | Credit Card Charges | (1) | 0 | 0 | 0 | 0 |
| 7000-9395 | Other Licences | (695) | (4,200) | (4,200) | (4,200) | 0 |
| 7000-9396 | Legal Fees | 0 | 0 | 0 | 0 | 0 |
| 7000-9397 | Heating Charges | (168,651) | (164,500) | (164,500) | (164,500) | 0 |
| 7000-9402 | Service Charges | (194,483) | (204,000) | (204,000) | (204,000) | 0 |
| 7000-9407 | Service Charges Supporting People | (108,672) | (161,400) | (161,400) | (171,200) | 0 |
| 7000-9422 | Water Charges Supporting People | (36,090) | (33,000) | (33,000) | (34,400) | 0 |
| 7000-9442 | Service Charges Leasehold | (9,935) | 0 | 0 | 0 | 0 |
| 7000-9481 | Ringo income | 0 | 0 | 0 | 0 | 0 |
| 7000-9500 | Rents-Housing | (24,779,676) | (25,330,000) | (25,330,000) | (26,341,100) | 0 |
| 7000-9506 | Rents-Shared Ownership | (61,425) | (73,700) | (73,700) | (100,000) | 0 |
| 7000-9507 | Rents-Affordable | (546,455) | (513,300) | (513,300) | (731,900) | 0 |
| 7000-9509 | Use and Occupation - Homeless | (65,547) | (30,000) | (30,000) | (33,000) | 0 |
| 7000-9510 | Rents-Garages | (691,855) | (762,200) | (762,200) | (764,900) | 0 |
| 7000-9520 | Rents-Others | (365,011) | (353,700) | (353,700) | (353,700) | 0 |
| 7000-9710 | General Fund | (38,700) | (38,700) | (38,700) | (38,700) | 0 |
| | GROSS INCOME | (27,278,046) | (27,670,700) | (27,670,700) | (28,943,600) | 0 |
| | NET INCOME FROM SERVICES | (9,617,494) | (7,358,400) | (6,788,100) | (8,391,200) | 570,300 |
| 7000-9610 | Interest-Balances | (224,995) | (304,200) | (304,200) | (304,200) | 0 |
| 7000-9810 | Capital Charges - Adj | 0 | (100,000) | (100,000) | (100,000) | 0 |
| | NET OPERATIONAL INCOME | (9,842,489) | (7,762,600) | (7,192,300) | (8,795,400) | 570,300 |
| APPROPRIATIONS | | | | | | |
| 7000-8000 | Reversal of Notional Interest | 14,356,600 | 14,357,000 | 14,357,000 | 14,357,000 | 0 |
| 7000-8030 | Reversal of Notional Interest | (14,356,600) | (14,357,000) | (14,357,000) | (14,357,000) | 0 |
| 7000-8600 | External Interest | 4,765,564 | 4,765,600 | 4,765,600 | 4,765,600 | 0 |
| 7000-9801 | Approp HRA Resource Equiv to Depn to MRR | 6,020,646 | 0 | 0 | 0 | 0 |
| 7000-9802 | Approp from CAA to Offset HRA Resources | (6,020,646) | 0 | 0 | 0 | 0 |
| 7000-8015 | Capital financing | 1,185,970 | 0 | 0 | 0 | 0 |
| 7000-8017 | Cap Fin-Rev Contr to Cap Outlay(GF+HIP) | 0 | 119,600 | 119,600 | 119,600 | 0 |
| 7000-8043 | Cont from Reserves | 851,675 | 8,000 | (109,300) | 73,400 | (117,300) |
| 7000-8044 | Contrib HRA Capital Invest Reserve (Dr) | 4,359,311 | 3,250,100 | 2,797,100 | 4,220,700 | (453,000) |
| 7000-8282 | Recognised gains/losses -asset sales | 2,332,150 | 0 | 0 | 0 | 0 |
| 7000-8288 | F Assets sales b/s val trf to I & E a/c | 1,576,597 | 0 | 0 | 0 | 0 |
| 7000-8515 | Capital financing | (1,185,970) | 0 | 0 | 0 | 0 |
| 7000-8543 | Cont from Reserves | (57,600) | (100,000) | (100,000) | (100,000) | 0 |
| 7000-8782 | rec gains/losses - fa - reversal | (2,332,150) | 0 | 0 | 0 | 0 |
| 7000-8786 | NCA Impair/Revals Losses charged to rev | 81,917 | 0 | 0 | 0 | 0 |
| 7000-8789 | F Asset sales trf from I & E to CAA a/c | (1,576,597) | 0 | 0 | 0 | 0 |
| 7000-8791 | employee benefits accruals (cr) | (8,115) | 0 | 0 | 0 | 0 |
| 7000-8990 | Net IAS19 Charges for Retirement Benefits | (683,629) | (878,800) | (878,800) | (878,800) | 0 |
| 7000-8991 | Employers Contribs payable to Pension Fd | 365,026 | 402,000 | 402,000 | 402,000 | 0 |
| 7000-8992 | Pensions Interest+Rate of Return Assets | 138,141 | 165,700 | 165,700 | 165,700 | 0 |
| | TRANSFER (TO) / FROM HRA RESERVE | (30,200) | (30,400) | (30,400) | (27,200) | 0 |
| | Balance Brought Forward | (1,482,900) | (1,513,100) | (1,513,100) | (1,543,500) | 0 |
| | HRA BALANCE CARRIED FORWARD | (1,513,100) | (1,543,500) | (1,543,500) | (1,570,700) | 0 |

| Housing Revenue Account - Service Analysis | | | | | | |
|---|------------------------------|--------------------------------------|------------------------------------|--------------------------------------|-----------------------------------|-----------------------------------|
| HOUSING SERVICES - HOUSING REVENUE ACCOUNT | Outturn 2020/21 £ A | Original Budget 2021/22 £ B | Latest Budget 2021/22 £ C | Original Budget 2022/23 £ D | Variance 2021/22 £ C - B | Variance 2022/23 £ D - B |
| 7000 HOUSING REVENUE FUND | (0) | 0 | 0 | 0 | 0 | 0 |
| HOUSING SERVICES | | | | | | |
| 7780 Housing & Void Repairs Team | 390,628 | 449,200 | 443,800 | 457,500 | (5,400) | 8,300 |
| 7300 Housing & Property Services Management | 126,089 | 50,000 | 176,000 | (9,800) | 126,000 | (59,800) |
| 7405 Sustaining Tenancies Mgt | 15,663 | 4,700 | 4,700 | 4,700 | 0 | 0 |
| 7550 Housing Lettings Team | 235,361 | 268,700 | 268,700 | 268,700 | 0 | 0 |
| 7200 Housing Services (dept. wide costs) | 194,120 | 181,300 | 181,000 | 181,100 | (300) | (200) |
| 7250 Housing Services Recharges a/c | (2,780,764) | (3,421,700) | (3,421,700) | (3,421,700) | 0 | 0 |
| 7330 Housing Strategy & Development Mgt | 552,055 | 822,600 | 835,200 | 956,800 | 12,600 | 134,200 |
| 7335 Business Development & Change | 158,663 | 276,000 | 242,700 | 282,700 | (33,300) | 6,700 |
| 7600 Tenancy Management | 834,455 | 937,500 | 985,600 | 1,036,000 | 48,100 | 98,500 |
| 7406 Lettings Incentive Scheme | 8,781 | 20,800 | 20,800 | 21,200 | 0 | 400 |
| 7700 Housing Income Recovery | 123,599 | 223,700 | 221,900 | 224,700 | (1,800) | 1,000 |
| 7710 Housing Financial Inclusion | 1,564 | 3,200 | 3,200 | 3,200 | 0 | 0 |
| 7340 H&PS Service Improvement | 85,630 | 98,800 | 106,500 | 99,900 | 7,700 | 1,100 |
| 7360 Housing Technical Admin | 0 | 0 | 0 | 0 | 0 | 0 |
| 7610 Tenant Development | 24,076 | 41,200 | 41,200 | 41,500 | 0 | 300 |
| 7611 Tenant Panel | 746 | 0 | 0 | 0 | 0 | 0 |
| 7615 Engagement Grants | 0 | 800 | 800 | 800 | 0 | 0 |
| 7616 EMR Housing Tenant Survey | 0 | 0 | 0 | 0 | 0 | 0 |
| 7750 H&PS Business Support | 35,891 | 41,900 | 41,500 | 41,500 | (400) | (400) |
| 7755 Tenants Insurance | (6,558) | 1,400 | 3,700 | (600) | 2,300 | (2,000) |
| TRANSFER TO HRA SUMMARY | (0) | 100 | 155,600 | 188,200 | 155,500 | 188,100 |
| SUPERVISION & MANAGEMENT GENERAL | | | | | | |
| 7011 HRA PV Panels | (86,189) | (74,200) | (74,200) | (74,100) | 0 | 100 |
| 7013 RHI Renewable Heat Initiative | 0 | (20,900) | (20,900) | (20,900) | 0 | 0 |
| 7782 HRA Stock Condition+Structural Surveys | 8,070 | 124,800 | 124,800 | 200,000 | 0 | 75,200 |
| 7010 Housing Supervision & Mgt (S&M) General | 2,592,910 | 3,253,100 | 3,180,700 | 3,367,500 | (72,400) | 114,400 |
| 7030 HRA Shops and Commercial Props | 35,812 | 14,400 | 14,400 | 14,600 | 0 | 200 |
| 7210 Turpin Court Garage site | 38,545 | 0 | 0 | 0 | 0 | 0 |
| 7211 Spa View Garage site | 0 | 0 | 5,100 | 0 | 5,100 | 0 |
| 7212 Shakespeare Avenue Garage site | 0 | 0 | 5,800 | 0 | 5,800 | 0 |
| 7213 1 Warwick Street site | 6,308 | 0 | 0 | 0 | 0 | 0 |
| 7214 Golf Lane land | 0 | 0 | 0 | 0 | 0 | 0 |
| 7614 Events & Consultations | 0 | 6,200 | 6,200 | 6,300 | 0 | 100 |
| 7650 Shared Ownership | 5,958 | 3,100 | 1,400 | 3,400 | (1,700) | 300 |
| 7020 Right to Buy Admin | 43,014 | 45,400 | 39,400 | 41,100 | (6,000) | (4,300) |
| 7640 Leasehold Management | 0 | 0 | 0 | 0 | 0 | 0 |
| TRANSFER TO HRA SUMMARY | 2,644,427 | 3,351,900 | 3,282,700 | 3,537,900 | (69,200) | 186,000 |
| SUPERVISION & MANAGEMENT SPECIAL | | | | | | |
| 7928 RepM Fire Risk Assessments- Communal | 0 | 49,300 | 49,300 | 0 | 0 | (49,300) |
| 7433 William Wallsgrove House | 0 | 6,700 | 6,700 | 6,900 | 0 | 200 |
| 7620 Open Spaces | 594,564 | 579,900 | 561,300 | 599,100 | (18,600) | 19,200 |
| 7630 Communal Areas | 434,985 | 497,400 | 497,400 | 506,600 | 0 | 9,200 |
| 7635 Neighbourhood Estates Services | 233,227 | 330,100 | 330,300 | 385,400 | 200 | 55,300 |
| 7415 Warwick Response Business Mgt | 29,722 | 38,700 | 38,700 | 38,700 | 0 | 0 |
| 7420 Warwick Response Control Centre | 933,914 | 1,050,100 | 1,182,700 | 1,105,300 | 132,600 | 55,200 |
| 7427 Help on call MSWLT | 0 | 0 | 0 | 0 | 0 | 0 |
| 7428 Help on call LLAT | 0 | 0 | 0 | 0 | 0 | 0 |
| 7429 Lifeline Private WDC customer income | (173,831) | (173,800) | (311,000) | (331,000) | (137,200) | (157,200) |
| 7431 Very Sheltered Cleaning | 15,930 | 9,400 | 9,400 | 9,500 | 0 | 100 |
| 7434 Supported Housing Scheme | 0 | 0 | 0 | 0 | 0 | 0 |
| 7436 Beauchamp House | 32,761 | 25,700 | 28,000 | 28,400 | 2,300 | 2,700 |
| 7445 Housing Support Team | 0 | 2,100 | 2,100 | 2,100 | 0 | 0 |
| 7450 Housing Central Heating | 1,545 | 2,300 | 2,300 | 2,300 | 0 | 0 |
| 7451 CH Acorn Court, LS | 28,840 | 26,400 | 26,400 | 28,800 | 0 | 2,400 |
| 7452 CH Tannery Court, Ken | 16,870 | 32,200 | 30,500 | 31,900 | (1,700) | (300) |
| 7453 CH Yeomanry Close, Wk | 22,571 | 21,700 | 21,700 | 24,100 | 0 | 2,400 |
| 7454 CH James Court, Wk | 16,469 | 14,300 | 14,300 | 16,000 | 0 | 1,700 |
| 7455 CH Chandos Court, LS | 44,157 | 41,900 | 41,900 | 45,800 | 0 | 3,900 |
| 7456 CH Radcliffe Gardens, LS | 21,899 | 21,200 | 21,200 | 25,400 | 0 | 4,200 |
| 7457 Utility charges Sayer Court, LS | 37,679 | 34,700 | 34,700 | 36,400 | 0 | 1,700 |
| 7460 Community Centres | 35,102 | 40,000 | 40,000 | 41,100 | 0 | 1,100 |
| TRANSFER TO HRA SUMMARY | 2,326,404 | 2,650,300 | 2,627,900 | 2,602,800 | (22,400) | (47,500) |
| HOUSING REPAIRS | | | | | | |
| 7910 RepM Electrical repairs | 321,623 | 573,500 | 573,500 | 574,000 | 0 | 500 |
| 7912 RepM Gas/Heating Maintenance | 746,787 | 594,700 | 594,700 | 750,000 | 0 | 155,300 |
| 7940 RepM HRA Asbestos works | 401,072 | 416,000 | 416,000 | 400,000 | 0 | (16,000) |
| 7960 RepR Void Repair Contract | 1,206,308 | 1,280,700 | 1,280,700 | 1,200,000 | 0 | (80,700) |
| 7964 RepR Out of Hours Contract | (149) | 0 | 0 | 0 | 0 | 0 |
| 7966 RepR Day to Day Repairs Contract | 1,989,041 | 1,499,900 | 1,499,900 | 1,900,100 | 0 | 400,200 |
| 7968 RepR Garages: Responsive Repairs | 25,268 | 158,700 | 158,700 | 160,000 | 0 | 1,300 |
| 7900 RepM Painting & Decorations | 83,975 | 595,000 | 1,106,000 | 595,000 | 511,000 | 0 |
| 7901 RepM Concrete Repairs | 0 | 40,000 | 40,000 | 0 | 0 | (40,000) |
| 7911 RepM Energy Efficiency | 3,697 | 0 | 0 | 0 | 0 | 0 |
| 7916 RepM Door Entry & Security Maintenance | 103,535 | 60,200 | 60,200 | 100,200 | 0 | 40,000 |
| 7922 RepM Legionella Testing | 5,755 | 34,600 | 34,600 | 10,000 | 0 | (24,600) |
| 7923 EMR Mobility Scooter Store (RepM Fire Pr | 0 | 0 | 0 | 0 | 0 | 0 |
| 7926 RepM Fire Prevention Works | 105,925 | 967,000 | 967,000 | 400,000 | 0 | (567,000) |
| 7930 RepM HRA Paths and Surfacing | 119,856 | 100,000 | 100,000 | 100,000 | 0 | 0 |
| 7914 RepM HRA Lift Maintenance | 99,725 | 37,300 | 37,300 | 100,000 | 0 | 62,700 |
| 7920 RepM HRA Stairlift Maintenance | 52,613 | 81,700 | 81,700 | 50,000 | 0 | (31,700) |
| 7918 RepM Shop Maintenance | 41,860 | 10,900 | 10,700 | 10,800 | (200) | (100) |
| 7903 RepM Communal flooring/carpets | 0 | 0 | 0 | 0 | 0 | 0 |
| TRANSFER TO SUMMARY | 5,306,892 | 6,450,200 | 6,961,000 | 6,350,100 | 510,800 | (100,100) |

| Housing Services - HRA | | | | | | | |
|--|------------------------------|-------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|---------------------------|
| Service Area Code | Service Area's | Actuals 2020/21 (.A) | Original Budget 2021/22 (.B) | Latest Budget 2021/22 (.C) | Original Budget 2022/23 (.D) | Variance 2021/22 (C-B) | Variance 2022/23 (D-B) |
| S6099 | Tenancy Management | 844,800 | 961,500 | 1,009,600 | 1,060,400 | 48,100 | 98,900 |
| S7000 | Housing Revenue Ac | (0) | 0 | 0 | 0 | 0 | 0 |
| S7010 | Hsg Sup+Man General | 0 | (6,200) | (161,800) | (194,500) | (155,600) | (188,300) |
| S7020 | Housing Business Support | (2,034,588) | (2,417,800) | (2,405,500) | (2,283,800) | 12,300 | 134,000 |
| S7030 | Housing Services Management | 126,089 | 50,000 | 176,000 | (9,800) | 126,000 | (59,800) |
| S7040 | Business Development | 244,293 | 374,800 | 349,200 | 382,600 | (25,600) | 7,800 |
| S7060 | Maintenance | 390,628 | 449,200 | 443,800 | 457,500 | (5,400) | 8,300 |
| S7070 | Independent Living | 428,778 | 588,600 | 588,700 | 587,600 | 100 | (1,000) |
| S7410 | Warwick Response | 789,804 | 915,000 | 910,400 | 813,000 | (4,600) | (102,000) |
| S7430 | Homelessness | 32,761 | 32,400 | 34,700 | 35,300 | 2,300 | 2,900 |
| S7450 | Utilities | 190,031 | 194,700 | 193,000 | 210,700 | (1,700) | 16,000 |
| S7460 | Community Centres | 35,102 | 40,000 | 40,000 | 41,100 | 0 | 1,100 |
| S7635 | Building & Estates Service | (1,047,698) | (1,231,500) | (1,227,400) | (1,100,100) | 4,100 | 131,400 |
| S7900 | Housing Repairs - Major | (3,220,468) | (2,890,000) | (2,890,000) | (3,260,100) | 0 | (370,100) |
| S7950 | Housing Repairs - Responsive | 3,220,468 | 2,939,300 | 2,939,300 | 3,260,100 | 0 | 320,800 |
| TOTAL HOUSING SERVICES - HRA | | (0) | 0 | 0 | 0 | 0 | 0 |
| SUBJECTIVE ANALYSIS | | | | | | | |
| DIRECT EXPENDITURE | | | | | | | |
| Employees | | 3,055,180 | 3,575,600 | 3,707,800 | 3,665,300 | 132,200 | 89,700 |
| Premises Related Exp | | 12,414,154 | 14,912,300 | 15,936,100 | 14,714,500 | 1,023,800 | (197,800) |
| Transport | | 11,372 | 22,800 | 37,800 | 38,400 | 15,000 | 15,600 |
| Supplies and Services | | 1,440,964 | 1,119,100 | 1,418,300 | 1,379,900 | 299,200 | 260,800 |
| Third Party Payments | | 846,932 | 1,058,300 | 1,116,800 | 1,159,000 | 58,500 | 100,700 |
| Transfer Payments | | 0 | 0 | 0 | 0 | 0 | 0 |
| BS Internal Debit | | 10,305,703 | 3,377,700 | 2,807,400 | 4,413,700 | (570,300) | 1,036,000 |
| BS Internal Credit | | (5,258,978) | (411,100) | (411,100) | (411,100) | 0 | 0 |
| TOTAL DIRECT EXPENDITURE | | 22,815,328 | 23,654,700 | 24,613,100 | 24,959,700 | 958,400 | 1,305,000 |
| DIRECT INCOME | | | | | | | |
| Government grants | | (688,802) | (17,500) | (360,700) | (29,000) | (343,200) | (11,500) |
| Other Grants & Contributions | | (139,834) | (29,800) | (57,200) | (57,200) | (27,400) | (27,400) |
| Fees and Charges | | (918,328) | (987,600) | (1,104,800) | (1,136,000) | (117,200) | (148,400) |
| Sale of Goods | | (381,913) | (241,600) | (201,400) | (194,500) | 40,200 | 47,100 |
| Interest | | (224,995) | (304,200) | (304,200) | (304,200) | 0 | 0 |
| Rents | | (26,549,646) | (27,062,900) | (27,062,900) | (28,324,600) | 0 | (1,261,700) |
| TOTAL DIRECT INCOME | | (28,903,517) | (28,643,600) | (29,091,200) | (30,045,500) | (447,600) | (1,401,900) |
| NET DIRECT (INCOME) / EXPENDITURE | | (6,088,189) | (4,988,900) | (4,478,100) | (5,085,800) | 510,800 | (96,900) |
| SUPPORT CHARGES | | | | | | | |
| Support Services | | 9,298,664 | 10,984,400 | 11,048,300 | 11,311,000 | 63,900 | 326,600 |
| Capital Charges | | 10,704,293 | 10,972,100 | 10,972,100 | 10,972,100 | 0 | 0 |
| Capital Charges Adjustment | | 0 | (100,000) | (100,000) | (100,000) | 0 | 0 |
| Recharges | | (13,914,768) | (16,867,600) | (17,442,300) | (17,097,300) | (574,700) | (229,700) |
| TOTAL SUPPORT CHARGES | | 6,088,189 | 4,988,900 | 4,478,100 | 5,085,800 | (510,800) | 96,900 |
| NET (INCOME) / EXPENDITURE TO SUMMARY | | (0) | 0 | 0 | 0 | 0 | 0 |

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| |
| |



Medium Term Financial Strategy

Appendix 3 (i)

| | 2021/22 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 |
|--|---------|---------|---------|---------|---------|---------|---------|
| | £'000 | latest | £'000 | £'000 | £'000 | £'000 | £'000 |
| Net Cost Of General Fund Services | 28,237 | 29,737 | 26,328 | 24,207 | 23,537 | 23,730 | 23,888 |
| Investment Interest | -757 | -2,120 | -2,464 | -2,243 | -2,131 | -1,636 | -923 |
| Other Financing Adjusments | -10,035 | -19,721 | -3,212 | -6,689 | -6,410 | -6,443 | -6,398 |
| Net Expenditure after adjustments | 17,445 | 7,896 | 20,652 | 15,275 | 14,996 | 15,651 | 16,567 |
| NNDR (Business Rate Retention, including SBR grant) | -4,325 | 5,370 | -7,627 | -3,586 | -3,658 | -3,731 | -3,806 |
| Collection Fund Balance 20/21 Deficit spread ove 3 years | 39 | 39 | 54 | 54 | | | |
| Collection Fund Balance 22-23 | | | -31 | | | | |
| New Homes Bonus | -3,269 | -3,269 | -2,681 | | | | |
| Lower Tier Services Grant | | -147 | -155 | | | | |
| Services Grant | | | -238 | | | | |
| Amount being from Council Tax | -9,890 | -9,889 | -9,975 | -10,366 | -10,763 | -11,166 | -11,576 |
| Band D Equivalent | 176.86 | 176.86 | 176.86 | 181.86 | 186.86 | 191.86 | 196.86 |
| % increase on previous year | 2.91% | 2.91% | - | 2.83% | 2.75% | 2.67% | 2.61% |
| Net Expenditure after adjustments | 17,445 | 7,896 | 20,652 | 15,275 | 14,996 | 15,651 | 16,567 |
| Total Grant and Council Tax Income | -17,445 | -7,896 | -20,652 | -13,898 | -14,421 | -14,897 | -15,381 |
| Deficit-Savings Required(+)/Surplus(-) future years | 0 | 0 | 0 | 1,377 | 575 | 754 | 1,186 |
| Change on previous year | 0 | 0 | 0 | 1,377 | -802 | 179 | 432 |
| Current Year Surplus(-) Deficit (+) | | 0 | | | | | |

| | 2021/22 £'000 | 2021/22 latest £'000 | 2022/23 £'000 | 2023/24 £'000 | 2024/25 £'000 | 2025/26 £'000 | 2026/27 £'000 |
|--|------------------|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Base Cost of General Fund Services | 35,949 | 28,236 | 29,737 | 26,328 | 22,830 | 22,962 | 22,976 |
| Inflation on Controllable Expenditure | 306 | 0 | 654 | 393 | 386 | 410 | 415 |
| Recurring Growth | 3,254 | -701 | 485 | -786 | 858 | -139 | -395 |
| Items funded from Reserves | 2,319 | 2,570 | 798 | 498 | 222 | 224 | 259 |
| Total New time limited growth/savings | -1,972 | -368 | -2,797 | -5,602 | -6,438 | -6,697 | -7,026 |
| Less previous year 1 Off/Time Limited Growth | -2,139 | 0 | -2,549 | 1,999 | 5,104 | 6,216 | 6,473 |
| Changes in Capital Charges | -9,481 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Cost of General Fund Services | 28,236 | 29,737 | 26,328 | 22,830 | 22,962 | 22,976 | 22,702 |
| Less:Capital Financing Charges | -6,488 | -6,488 | -6,488 | -6,488 | -6,488 | -6,488 | -6,488 |
| Less IAS19 included above | -2,860 | -2,168 | -2,168 | -2,168 | -2,168 | -2,168 | -2,168 |
| Controllable Expenditure | 18,888 | 21,081 | 17,672 | 14,174 | 14,306 | 14,320 | 14,046 |
| Financing Charges etc. | | | | | | | |
| Loan repayments etc | 542 | 542 | 1,048 | 1,082 | 1,088 | 1,094 | 1,099 |
| Revenue Contributions to Capital | 2,261 | 2,261 | 259 | 80 | 80 | 80 | 80 |
| Contributions to/from reserves | -3,490 | -13,867 | 4,137 | 805 | 1,078 | 1,039 | 1,079 |
| External investment interest | -757 | -2,120 | -2,464 | -2,243 | -2,131 | -1,636 | -923 |
| Total Financing Charges etc | -1,444 | -13,184 | 2,980 | -276 | 115 | 577 | 1,335 |
| Contribution to/from GF Balance | | | | | | | |
| (Deficit)/Surplus | -0 | -0 | | | | | |
| Net Expenditure | 17,444 | 7,896 | 20,652 | 13,898 | 14,421 | 14,897 | 15,381 |
| NNDR redistributed | -4,324 | 5,370 | -7,627 | -3,586 | -3,658 | -3,731 | -3,806 |
| Lower Tier Services Grant | | -147 | -155 | | | | |
| New Homes Bonus | -3,269 | -3,269 | -2,681 | 0 | 0 | 0 | 0 |
| Collection Fund Balance 20/21 Deficit | 39 | 39 | 54 | 54 | | | |
| Collection Fund Balance 22-23 | | | -31 | | | | |
| Total AEF/Collection Fund | -7,554 | 1,993 | -10,677 | -3,532 | -3,658 | -3,731 | -3,806 |
| Council Tax borne expenditure | 9,889 | 9,889 | 9,975 | 10,366 | 10,763 | 11,166 | 11,576 |
| Equivalent to Band D Council Tax | 176.86 | 176.86 | 176.86 | 181.86 | 186.86 | 191.86 | 196.86 |
| % increase on previous year | 2.91% | 2.91% | 0.00% | 2.83% | 2.75% | 2.67% | 2.61% |
| Council Tax Base | 55,917 | 55,917 | 56,400 | 57,000 | 57,600 | 58,200 | 58,800 |

Risks Influencing the Level of General Fund Balance

| Risk Area | Provision |
|--|---------------------|
| The possibility the Council overspends – risk increased with budgets reduced to reflect prior year underspends, reductions in “non-contractual” budgets. | £0.1 million |
| Economic cycle issues affect the budget – over and above what can be expected to be contained within routine monitoring procedures, including the potential risks from the Council leaving the EU. | £0.3 million |
| Development control income adversely affected by planning policies and economic cycle. | £0.2 million |
| Costs of environmental prosecution or public enquiry. This is always a possibility and is difficult to forecast in terms of cost. | £0.1 million |
| Car parking income doesn’t achieve budget forecast. | £0.15 million |
| Uninsurable event – eg environmental or asbestos claim outside terms of insurance policies. | £0.15 million |
| Costs of potential planning appeals. | £0.2 million |
| Possible impacts of budget reductions by other public agencies on this council and the area of Warwick District. | £0.1 million |
| Reduction in Retained Business Rates | £0.1million |
| Cost arising from unanticipated risks | £0.1 million |
| Total | £1.5 million |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|--|--|--|---|
| General Fund Reserves | | | |
| <i>Art Gallery Gift Reserve</i> To provide finance for major Art Gallery and Museum purchases linked to the specific conditions imposed by the original gift of the money to the Council | Items to be financed from this reserve are charged to the Art Gallery and Museum Account during the year and notified to Finance. An appropriate amount is then transferred to the General Fund as part of the final accounts process. | The Head of Cultural Services has delegated authority to make such purchases as necessary from this reserve subject to reporting retrospectively to the Executive. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | This reserve is reviewed during the final accounts process but as the reserve was created by a private donation and has conditions of use attached to it, levels and potential closure are not applicable |
| <i>Building Control Reserve</i> The fee earning part of the Building Control service should not make a loss over a rolling three year period. This reserve has been created to assist in this with annual surpluses being paid into it and any annual losses being funded from it. It also funds any improvements required in the service. | Annual surpluses / deficits are credited / debited to this reserve as necessary. If funding improvements e.g. IT, reserve makes the necessary contribution to either the General Fund or Capital Financing as appropriate. | Approval for expenditure to be met from this reserve is delegated to the Head of Development Services and Head of Finance, in consultation with the relevant portfolio holder. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Business Rate Retention Volatility Reserve</i> | Reserve established to provide finance for “smoothing out” future retained Business Rate revenues. | Executive to approve usage. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Capital Investment Reserve</i> To provide finance for the Council's General Fund capital programme not met by other resources such as capital receipts, RCCO, external contributions, other reserves. | This reserve provides the balancing figure for financing the Council's General Fund capital programme and the relevant amount is transferred to the Capital Adjustment Account as part of the final accounts process. Annual “repayments” in respect of recently financed schemes are made to the reserve from the General Fund. | The General Fund capital programme and its financing is approved by the Executive. This sets the contribution from this reserve. Any variation to this figure will be formally agreed by the Executive either as part of the final accounts process or as part of the normal process of revising the General Fund Capital Programme. In addition the reserve is monitored by Finance on a regular basis to provide information for reviews of capital programme resources. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the Estimates and Final Accounts processes where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. In addition the adequacy of the reserve is reviewed as part of the financial strategy and capital programme setting processes. Normal practice is to keep the level at around £1,000,000. |
| <i>Car Parks Displacement Reserve</i> | Substantial work is required to be carried out in respect of some of the Council's car parks in forthcoming years. | Transfers to and from this reserve will be approved by the Executive as part of the Budget and Final Accounts processes. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Car Parks Repairs and Maintenance Reserve</i> | Reserve created from car parks revenue repairs and maintenance budget in order to provide resources for future years. | Transfers to and from this reserve will be approved by the Executive as part of the Budget and Final Accounts processes. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|--|--|--|--|
| <i>Cemetery Land Purchase Reserve</i> | To purchase land for cemetery extensions | The General Fund capital programme and its financing is approved by the Executive. This sets the contribution from this reserve. Any variation to this figure will be formally agreed by the Executive either as part of the final accounts process or as part of the normal process of revising the General Fund Capital Programme. In addition the reserve is monitored by Finance on a regular basis to provide information for reviews of capital programme resources. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Commonwealth Games (Bowls) Reserve</i> | To set aside funds towards funding the project in future years. | The use of this reserve will be agreed by the Chief Executive in consultation with the Leader. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Community Forums Reserve</i> | To provide finance for the annual programme of Community Forum Grants | February 2013 Executive approved 4 year programme 2014/15 to 2017/18. forums now funded within core budgets. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Community Projects Reserve</i> | Reserve created from 2017/18 New Homes Bonus to provide finance for various District wide community projects. | Approval for project spend will be way of reports to the Executive. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Corporate Assets Reserve</i> | To provide finance for refurbishment of facilities following Stock Condition Surveys. | Subject to future Executive reports, approvals from the reserve have been delegated to SAG and the Section 151 Officer in consultation with the portfolio holders for Assets and Finance. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Covent Garden Multi Storey Reserve</i> | To provide finance to cover lost income and first year's debt charges when the car park is redeveloped. | Authority to spend is delegated to the Head of Finance in line with the actual lost net income and debt charges. Executive to be informed of the use of the reserve and its balance. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Election Expenses Reserve</i> To provide finance to fund the expense incurred in holding the District Council elections every four years. | The cost of the election is charged to a service account and a contribution from this reserve is credited to the General Fund from this reserve as part of the final accounts process. In the years where no election is held an annual contribution of £30,000 is made to the reserve.. | The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Enterprise Projects Reserve</i> | Reserve is used to smooth surpluses / deficits | Transfers to and from this reserve will be approved by the Executive as part of the Budget and Final Accounts processes, with delegations over usage agreed by Executive (August 2017) to the Head of Development Services up to £20k.. | Reserve reviewed by Finance as part of budget estimates and closedown procedures. |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|---|--|---|---|
| <i>Equipment Renewal Reserve</i> To finance a rolling programme of equipment and property replacement and renewal. | Revenue Items to be financed from this reserve are charged to the service accounts during the year. An appropriate amount is then transferred to the General Fund as part of the final accounts process. | Items proposed to be financed from this reserve are first approved by the Executive. Use of reserve is subsequently controlled by SMT, which considers a business case requesting release of funding from the reserve and may approve, if appropriate, followed by approval from Chief Executive and relevant portfolio holders. The standard business case template to be used for SMT's consideration was presented and approved by the September 2011 Executive. | Reserve reviewed as part of Estimates and closedown procedures. Balance increased on basis of Executive approval. |
| <i>Harbury Lane Reserve</i> | A reserve has been created over a number of years to fund this project. | The use of this reserve will be agreed by the Chief Executive in consultation with the Leader. | The level and continued requirement of this reserve will be reviewed by Finance in conjunction with the Chief Executive and the Leader. |
| <i>Homelessness Prevention Reserve</i> | From Government grants received in 18/19 and 19/20 towards Homelessness Prevention. A balance of £40k is committed for Rough Sleepers Initiative Interventions. | The Head of Housing Services has delegated authority to draw down from the Reserve in conjunction with the Service Portfolio Holder, Head of Finance and Finance Portfolio Holder. | This money is ring-fenced to prevent or deal with homelessness, with the funding being allocated to the reserve until Council has determined how this money will be spent. |
| <i>ICT Replacement Reserve</i> To provide finance for the Council's ICT Replacement programme | This reserve has been established in order to provide certainty of finance for the Council's ICT replacement programme. | The ICT Services Manager has delegated authority to spend from this reserve in consultation with the Head of Finance and relevant Portfolio Holders | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer and ICT Manager essentially three times a year: a) when the Financial Strategy is updated b) at budget setting and c) final accounts where depending on the need. A recommendation to the Executive can include increasing / decreasing the balance or complete closure. In addition the adequacy of the reserve is taken into account when revising the capital programme. |
| <i>Insurance Reserve</i> To provide finance to cover the Council's self insurance against potential claims and to pay for security improvements to the Council's General Fund properties. The reserve also holds sufficient funds to cover any potential claim with regard to the Municipal Mutual Insurance "clawback" re previous claims settled. | Self insurance claims and Security Improvements are charged to the service accounts and the comparable amount is credited to the General Fund from this reserve as part of the final accounts process. | The Insurance Officer has authority to spend up to £15,000 (£1,000 per project) in any one year on security improvements. Items above these thresholds have to be authorised by the Head of Finance. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Investment Volatility Reserve</i> | Set up to capture a portion of the gain on corporate equity funds to be used to smooth possible future fluctuations | Authority to spend from this reserve is delegated to the Head of Finance. | The use of this reserve will be included within future Budget reports to be agreed by the Executive. |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|---|--|---|---|
| <i>Leisure Options Reserve</i> | This reserve has been established to cover such items as the reduction in income whilst the Leisure Centre refurbishment programme is under way and also the first year and a half's debt charges arising from the prudential borrowing for this project. The reserve will also fund the re-profiling of the contractor concessions arising from the outsourcing of the Leisure Centres operation. | Authority to spend from this reserve is delegated to the Head of Finance in line with the actual lost income and debt charges incurred. | The continuing need for the reserve will be reviewed by Finance in conjunction with the S151 Officer and Head of Cultural Services, and depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Local Plan Delivery Reserve</i> | The reserve is used for items of work required to help the implementation of the Local Plan. This would include detailed work on a specific proposal to help turn it from a proposal to reality. | Approval to spend from this reserve is delegated to the Chief Executive, Head of Finance and Head of Development Services in consultation with the Deputy Leader (responsible for the Local Plan) and all group leaders. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Other Commuted Sums Reserve</i> Commutated Sums are received from developers in respect of the adoption of public open space or other facilities to be maintained at the Council's expense. | Credits are made annually to the General Fund based on (usually) 1/13 th of the capital sum starting from the year in which the maintenance of the facility begins. This date notified by the relevant Service Area. | The General Fund Estimates and its financing is approved by the Executive. This sets the contribution to / from this reserve. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The balance on this reserve is dictated by receipts from developers. |
| <i>Planning Appeal Reserve</i> Originally created to provide finance to cover the costs incurred by the Council with regard to appeals against its planning decisions. The Reserve also now pays for issues relating to planning policy, for example the costs associated with the Local Plan, and associated research. | Items to be financed from this reserve are charged to the Planning service account during the year and notified to Finance. An appropriate amount is then transferred to the General Fund as part of the final accounts process. | Approval for expenditure to be met from this reserve is proposed to be delegated to the Head of Development and Head of Finance, in consultation with the relevant portfolio holder. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Planning Investment Reserve</i> | Creation of a reserve into which the 20% uplift in planning fees will be allocated. | To be apportioned by the Head of Finance. | The level and continuing need for the reserve is reviewed by Finance followed by a recommendation to the Executive can include increasing / decreasing the balance or complete closure |
| <i>Public Amenity Reserve</i> | To provide finance for play area and public open space improvements | The General Fund capital programme and its financing is approved by the Executive. This sets the contribution from this reserve. Any further upward variation in the contribution would have to be approved by the Executive either as part of a report on the particular scheme in question or as part of a revision of the capital programme during the budget monitoring process. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the balance or complete closure. |
| <i>Public Open Spaces Planning Gain Reserve</i> | Expenditure from this reserve will be charged to service accounts during the year. An appropriate amount is then transferred to the General Fund as part of the final accounts process. | The Head of Neighbourhood Services, in agreement with the Head of Finance, has delegated authority to spend from this reserve. | This reserve is reviewed during the final accounts process but as the reserve was created from S106 contributions which generally have conditions of use attached to them, levels and potential closure are not applicable |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|--|---|---|--|
| <i>Services Transformation Reserve</i> | Reserve created to enable services to continue to be provided pending delivery of required savings and to finance “Fit For the Future” schemes so as to help the Council secure the savings needed in its Medium Term Financial Strategy. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Tourism Reserve</i> To provide finance for initiatives relating to the Council's ongoing promotion of tourism | Items to be financed from this reserve are charged to the service accounts during the year. An appropriate amount is then transferred to the General Fund as part of the final accounts process. | Authority to spend delegated to Deputy Chief Executive in consultation with the Development Services Portfolio Holder, Finance Portfolio Holder and S151 Officer. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Digital By Default Reserve</i> | Reserve created to enable digitalisation of services to continue to be provided pending delivery of required savings and to finance “Fit For the Future” schemes so as to help the Council secure the savings needed in its Medium Term Financial Strategy. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Climate Change Reserve</i> | Reserve created to respond to the Climate Emergency Declaration for Council services and across the District. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Community Emergency Response Fund Reserve</i> | Reserve created to respond to the COVID-19 pandemic. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>Newbold Benches Donation Reserve</i> | To be used in accordance with the wishes of the benefactor on benches and tree planting at Newbold Comyn. | Head of Service to ensure sums spent in accordance with donation conditions. | Use of the Reserve to be reviewed annually until fully disbursed. |
| <i>Service Alignment Reserve</i> | Reserve created to enable services to prepare for integration with Stratford District Council. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |
| <i>ICT Service System Alignment Reserve</i> | Reserve created to develop ICT systems to support service delivery in preparation for integration with Stratford District Council. | The responsibility for the authorisation of expenditure from this reserve is proposed to be with the Chief Executive and Head of Finance in consultation with the relevant portfolio holders, subject to being reported within subsequent budget reports. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure.</u> |

| Name of Reserve & Purpose | Use of Reserve / Balance | Management and Control | Review Mechanism |
|---|--|--|---|
| Housing Revenue Account (HRA) | | | |
| <i>Housing Capital Investment Reserve</i> To provide finance for new build projects. | To provide finance for new build projects. | The budgets which affect the balance are monitored during the year by Finance and Housing with the effect on the balance being taken into account in future years' projections to ensure the balance conforms to minimum acceptable requirements within the Self Financing Business Plan in order to achieve the required number of new build homes. | The adequacy of the balance is assessed as part of reviewing the Self Financing Business Plan . |
| <i>Major Repairs Reserve</i> To provide funding for major capital works to the Council's housing stock | The relevant amount required to finance the HRA capital programme is transferred to the Capital Adjustment Account as part of the final accounts process. | The contribution made from this reserve towards capital expenditure is dictated by the developing needs of the HRA Self Financing Business Plan and will be reviewed as part of the formal Business Plan governance process. | The operation of this reserve will be reviewed as part of the ongoing monitoring of the Self Financing Business Plan. |
| <i>Housing Revenue Account balance</i> To provide a contingency reserve to protect the HRA against any unexpected and adverse revenue or capital cash flows arising during the year. | The balance will be applied as necessary to finance housing landlord revenue or capital budget variations. | The budgets which affect the balance are monitored during the year by Finance and Housing with the effect on the balance being taken into account in future years' projections to ensure the balance conforms to minimum acceptable requirements within the Self Financing Business Plan. | The adequacy of the balance is assessed as part of reviewing the Self Financing Business Plan. The Self Financing Business Plan is based on maintaining a minimum £1.5m balance (uplifted each year for inflation). |
| <i>HRA Early Retirement Reserve</i> To provide finance to cover the pension one off costs to the HRA as a result of the early retirement of Housing officers and to provide finance to cover redundancy costs properly chargeable to the HRA. | Items to be financed from this reserve are charged to the HRA during the year and notified to Finance. An appropriate amount is then transferred to the HRA as part of the final accounts process. | Approval for expenditure to be met from this reserve is subject to a report to the Executive which previously has been agreed with Finance. The movements in and out of the reserve are monitored against the approved or expected pattern by Finance at least three times a year. | The level and continuing need for the reserve is reviewed by Finance in conjunction with the S151 Officer during the final accounts process where depending on the need, a recommendation to the Executive can include increasing / decreasing the <u>balance or complete closure</u> |
| <i>HRA Rough Sleeping Initiative Reserve</i> | To fund a rough sleeping initiative at the William Wallsgrove hostel, from Government grant received in 2018/19. | To match-fund expenditure incurred by the HRA in 2019/20, up to the level of the Reserve. | The reserve will be reviewed as part of the wider housing and homeless strategies of the Council |

GENERAL FUND AND HOUSING REVENUE ACCOUNT RESERVES AND BALANCES

APF

| Reserve | Use of Reserve 2021/22 to 2025/26 | Balance 1/4/2021 £000 | Estimated Balance 1/4/2022 £000 | Estimated Balance 1/4/2023 £000 | Estimated Balance 1/4/2024 £000 | Estimated Balance 1/4/2025 £000 |
|--|--|-----------------------------|--|--|--|--|
| GENERAL FUND RESERVES - EARMARKED | | | | | | |
| Art Gallery Gift Reserve | Balance on this reserve includes monies transferred from Art Fund Reserve. Currently there is no expenditure to be met from this reserve. External donations of approximately £1k per annum will be credited to this reserve. | 132 | 133 | 134 | 135 | 136 |
| Building Control Reserve | The surpluses from this 'trading account' are used to support the service costs. | 368 | 352 | 336 | 319 | 303 |
| Business Rate Retention Volatility Reserve | Reserve set up to "smooth" receipt of business rate income. Covid-19 grants during 20/21 and 21/22 have distorted the previous trends. | 18,110 | 4,902 | 8,013 | 7,954 | 7,858 |
| Capital Investment Reserve | The reserve will receive £100k top ups in respect of RUCIS capital schemes in 21/22 and 22/23. £1m is the minimum balance recommended for this reserve. | 1,256 | 1,276 | 1,303 | 1,303 | 1,303 |
| Car Park Displacement Reserve | The balance is being applied to the Commonwealth Games Leamington Spa Station project. | 485 | 485 | - | - | - |
| Car Parking Repairs and Maintenance Reserve | Reserve created in order to provide resources for future years repairs and maintenance programmes. It is currently funding replacement pay & display ticket machines. | 139 | 139 | 122 | 122 | 122 |
| Cemetery Land Purchase Reserve | Reserve established to provide finance for the purchase of land for cemetery extensions. Currently no such purchases are included in the General Fund Capital Programme. Future contributions to the reserve will be provided for by a surcharge imposed on out of area burial fees. | 28 | 28 | 28 | 28 | 28 |
| Commonwealth Games (Bowls) Reserve | This reserve is currently funding the Project Manager salary costs and various ancillary costs. | - | 83 | - | - | - |
| Community Projects Reserve | Reserve created from New Homes Bonus to provide finance for various District-wide community projects. | 1,210 | 762 | 455 | 455 | 455 |
| Corporate Assets Reserve | Reserve created to provide finance for refurbishing facilities following stock condition surveys. It includes General Fund contributions of £500k from 22/23, which are necessary to maintain balances. Drawdown from reserve is subject to future Executive reports. | 1,401 | 273 | 382 | 382 | 382 |
| Covent Garden Multi Storey Reserve | Balance being repurposed towards the 'Future High Street Fund'. | 900 | 900 | 900 | - | - |
| Election Expenses Reserve | £35k per annum will be credited to the reserve to help defray the costs of General Elections and £90k subsequently released toward funding the General Elections, based on a 4-year cycle. | 40 | 75 | 110 | 5 | 40 |
| Enterprise Projects Reserve | Reserve being reduced to cover legal commitments only. | 238 | 238 | 238 | 100 | 100 |

GENERAL FUND AND HOUSING REVENUE ACCOUNT RESERVES AND BALANCES

APF

| Reserve | Use of Reserve 2021/22 to 2025/26 | Balance 1/4/2021 £000 | Estimated Balance 1/4/2022 £000 | Estimated Balance 1/4/2023 £000 | Estimated Balance 1/4/2024 £000 | Estimated Balance 1/4/2025 £000 |
|---|--|-----------------------------|--|--|--|--|
| Equipment Renewal Reserve | Projects will be approved by SMT, Chief Executive and relevant Portfolio Holders prior to going ahead. The reserve will receive top ups of £100k per annum and is being used to support a number of projects detailed in appendix 7. If all projects contained in the appendix are approved and spent the reserve may have a negative balance at the end of 22/23. | 630 | 296 | -29 | -85 | -33 |
| Harbury Lane Reserve | This reserve will provide funding towards the proposed travellers site in Harbury Lane | 84 | 84 | 84 | 84 | 84 |
| Homelessness Prevention Reserve | From Government grants received in 18/19 and 19/20 towards Homelessness Prevention. | 785 | 785 | 785 | 785 | 785 |
| ICT Replacement Reserve | This reserve is to provide for planned ICT replacements and revenue costs. The reserve will be topped up by £250k p.a. but is projected to become negative at the end of 2021/22. | 132 | -69 | -638 | -953 | -1,133 |
| Insurance Reserve | This reserve will be used to cover self insurance against claims and to provide finance for security improvements to mitigate future claims. | 274 | 274 | 274 | 274 | 274 |
| Investment Volatility Reserve | Set up to smooth possible future fluctuations on equity funds and other treasury investments. | 100 | 100 | 100 | 100 | 100 |
| Leisure Options Reserve | Balance from Phase 1 of leisure improvements, plus funds for Phase 2. New Homes Bonus contributions totalling £740k across 20/21 and 21/22. | 395 | 765 | 68 | 68 | 68 |
| Local Plan Delivery Reserve | The reserve is funding the Tachbrook Country Park capital budget | 44 | 44 | 44 | 44 | 44 |
| Other Commuted Sums Reserve | Contributions of around £29k will be made to the General Fund each year to fund maintenance of adopted land. In addition, the reserve will fund part of the cost of the Green Spaces Team Leader | 1,412 | 1,338 | 1,264 | 1,192 | 1,119 |
| Planning Appeal Reserve | This is funding consultancy for Local Plan, HS2, Kenilworth development brief and site development officer salary etc. costs | 509 | 385 | 377 | 369 | 361 |
| Planning Investment Reserve | This reserve will receive income from the uplift in planning fees. Various posts e.g. temporary Senior EHO, Development Monitoring Officer, CIL Officer etc. are being funded from this reserve | - | 164 | 178 | 192 | 206 |
| Public Amenity Reserve | This reserve will provide the finance for the play equipment capital programme. £140k was added from New Homes Bonus in 20/21, to be spent in 21/22 | 244 | 175 | 345 | 345 | 345 |
| Public Open Spaces Planning Gain Reserve | Reserve receives a reduced amount of S106 planning development contributions for one-off improvement of Public Open Spaces. It contributes towards capital play area improvements. | 430 | 67 | 69 | 70 | 71 |

GENERAL FUND AND HOUSING REVENUE ACCOUNT RESERVES AND BALANCES

APF

| Reserve | Use of Reserve 2021/22 to 2025/26 | Balance 1/4/2021 £000 | Estimated Balance 1/4/2022 £000 | Estimated Balance 1/4/2023 £000 | Estimated Balance 1/4/2024 £000 | Estimated Balance 1/4/2025 £000 |
|--|---|-----------------------------|--|--|--|--|
| Services Transformation Reserve | Current approvals from this reserve include contribution to a number of capital projects, 'Transforming Our Workplace' and various temporary posts. The reserve received a top ups from the New Homes Bonus, and is used to smooth fuunding between financial years | 1,632 | 1,789 | 279 | 98 | 98 |
| Tourism Reserve | Established to help fund tourism initiatives within the District | 27 | 27 | 27 | 27 | 27 |
| Digital By Default Reserve | Used for digitisation projects. | 87 | 23 | 17 | 11 | 6 |
| Climate Change Reserve | Tackling the climate emergency declaration. | - | - | 326 | 817 | 1,308 |
| Community Emergency Response Fund Reserve | Funds for Covid-19 community support | - | 80 | 80 | 80 | 80 |
| Newbold Benches Donation Reserve | Donation from a member of public for benches and tree planting | 10 | 10 | 10 | 10 | 10 |
| Service Alignment Reserve | General Fund contribution towards joint working with Stratford District Council. | - | - | 900 | 1,800 | 2,700 |
| ICT Service System Alignment Reserve | General Fund contribution towards ICT system developments to support joint working with Stratford District Council. | - | 500 | 500 | 500 | 500 |
| GENERAL FUND RESERVE TOTAL | | 31,102 | 16,483 | 17,081 | 16,631 | 17,747 |
| Change in GF reserves (+ increase / - decrease) | | | -14,619 | 598 | -450 | 1,116 |
| BALANCES | | | | | | |
| General Fund | A core balance of at least £1.5m after liabilities will be maintained as a contingency reserve. | 3,341 | 2,841 | 2,841 | 2,841 | 2,841 |
| Housing Revenue Account (HRA): | | | | | | |
| Housing Capital Investment Reserve | Under self financing, this reserve provides the finance for investment in new housing stock | 28,495 | 16,609 | 10,167 | 9,801 | 9,435 |
| Major Repairs Reserve | Under Self Financing this reserve provides the major element of funding for capital maintenance works to the Council's housing stock. | 5,996 | 1,720 | 2,656 | 4,086 | - |
| Housing Revenue Account balance | To provide a contingency reserve to protect the Housing Revenue Account against adverse in year revenue or capital cash flows arising from unexpected major repairs etc. | 1,513 | 1,542 | 1,570 | 1,599 | 1,627 |
| Housing Early Retirements Reserve | Contributions of £20k in each year will be made. | 21 | 41 | 61 | 81 | 101 |
| HRA Rough Sleeping Initiative Reserve | To support provision of temporary accomodation and services | 262 | 262 | 262 | 262 | 262 |

GENERAL FUND AND HOUSING REVENUE ACCOUNT RESERVES AND BALANCES

| | | APF | | | | |
|-----------|-----------------------------------|-----------------------------|--|--|--|--|
| Reserve | Use of Reserve 2021/22 to 2025/26 | Balance 1/4/2021 £000 | Estimated Balance 1/4/2022 £000 | Estimated Balance 1/4/2023 £000 | Estimated Balance 1/4/2024 £000 | Estimated Balance 1/4/2025 £000 |
| HRA TOTAL | | 36,287 | 20,174 | 14,716 | 15,829 | 11,425 |

ICT Replacement Schedule February 2022

Appendix 6

| Capital / Revenue | | 2020/21 | 2021/22 | 2021/22 Latest | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---|---------|------------|------------|-------------------|------------|------------|------------|------------|------------|------------|------------|
| | | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 | £'000 |
| Microsoft Licences | | | | | | | | | | | |
| Microsoft Desktop Licences | Revenue | 124 | 141 | 124 | 124 | 166 | 166 | 166 | 195 | 195 | 195 |
| Microsoft Telephony Licences | Revenue | | | | 18 | 22 | 22 | 22 | 26 | 26 | 26 |
| Microsoft Server Licences | Revenue | 35 | 32 | 35 | 35 | 37 | 37 | 37 | 44 | 44 | 44 |
| DataCentre | | | | | | | | | | | |
| ESX Servers (x 5) | Capital | | | | | 60 | | | | | |
| C Class (inc SAN Switch, Ethernet Switch) | Capital | | 30 | | | | | | 33 | | |
| Fibre Switches (HP 24 Port) | Capital | | 15 | | | | | | 18 | | |
| Storage Area Network (SAN) | Capital | | 125 | | | | | | 130 | | |
| Backup Solution | Capital | | | | | 100 | | | | | |
| UPS | Capital | 12 | | | | | | 14 | | | |
| Physical Server Replacement | Capital | 26 | | | | 20 | 15 | | 25 | | 20 |
| Infrastructure (General) | Capital | 14 | 14 | | 14 | 15 | 15 | 15 | 15 | 15 | 15 |
| Network | | | | | | | | | | | |
| Network Devices LAN (Core) | Capital | | | | 150 | | | | | 150 | |
| Network Devices WAN (Remote Sites) | Capital | | | | 35 | | | | | 35 | |
| Wireless Access Controllers | Capital | | 45 | | | | | | | | |
| CyberSecurity (Firewalls, IPS/IDS) | Capital | | | | 35 | | | | | 35 | |
| Intrusion Prevention | Capital | | 5 | | | 5 | | | 5 | | |
| Network General | Capital | 24 | 14 | | 14 | 15 | 15 | 15 | 15 | 15 | 15 |
| New/Updated WAN Links | Capital | | | | 50 | | | | | | |
| New/Updated WAN Links | Revenue | | | | | 25 | 25 | 25 | 25 | 25 | 25 |
| Telephony | | | | | | | | | | | |
| VoIP Telephony | Capital | 75 | | | | | | 80 | | | |
| Contact Centre | Capital | 8 | | | 50 | | | 8 | | | |
| Desktop | | | | | | | | | | | |
| Desktop Infrastructure | Capital | 27 | 30 | | 30 | 48 | 200 | 125 | 33 | 52 | 33 |
| Virtualisation Servers | Capital | 60 | | | | | | 60 | | | |
| Software/Digital | | | | | | | | | | | |
| Digital Strategy Seed Funding | Capital | | | | 200 | 100 | 50 | | | | |
| Replacement GIS | Capital | | | | 70 | | | | | | |
| Replacement GIS | Revenue | | | | | 25 | 25 | 27 | 27 | 27 | 29 |
| Totals | | 404 | 436 | 159 | 824 | 637 | 569 | 592 | 590 | 618 | 401 |

| | Capital / Revenue | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | Total |
|------------------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|----------------|-----------------|-----------------|----------------|-------------------|
| Microsoft Licences | | | | | | | | | | | | | |
| MS Windows Server DataCenter (SA) | Capital | £9,500 | | | £10,355 | | | £11,287 | | | £12,303 | | |
| MS SQL Server (SA) | Capital | £16,980 | | | £27,762 | | | £30,261 | | | £32,984 | | |
| MS Exchange Server Licences | Capital | £1,117 | | | £1,218 | | | £1,327 | | | £1,447 | | |
| Additional SQL Licences | Capital | | | £15,000 | | | | | | | | | |
| DataCentre | | | | | | | | | | | | | |
| ESX Servers | Capital | £19,500 | | | £13,500 | | £21,000 | | | £12,500 | | | |
| Storage Area Network (SAN) | Capital | | £110,000 | | | | | £120,000 | | | | | |
| Backup Solution | Capital | | | | £80,000 | | | | | | £80,000 | | |
| Infrastructure (General) | Capital | £12,500 | £12,500 | £12,500 | £12,500 | £13,500 | £13,500 | £13,500 | £13,500 | £14,500 | £14,500 | £14,500 | |
| Network | | | | | | | | | | | | | |
| Fibre Switches (Fabric) | Capital | | | £30,000 | | | £30,000 | | | | | | £35,000 |
| Network Devices LAN (Core) | Capital | | | £70,000 | | | | | | £75,000 | | | |
| Network Devices WAN (Remote Sites) | Capital | | | £20,000 | | | | | | £25,000 | | | |
| Telephony | | | | | | | | | | | | | |
| VoIP Telephony | Capital | | | £75,000 | | | | £75,000 | | | | | |
| Desktop | | | | | | | | | | | | | |
| PC Replacements | Capital | £35,000 | £35,000 | £35,000 | £35,000 | £37,000 | £37,000 | £35,000 | £40,000 | £40,000 | £40,000 | £40,000 | |
| View Servers | Capital | £13,000 | | £7,000 | £20,000 | | £13,500 | | £6,250 | £18,750 | | | |
| Totals | | £107,597 | £157,500 | £264,500 | £200,335 | £50,500 | £115,000 | £286,375 | £59,750 | £185,750 | £181,234 | £89,500 | £1,698,041 |
| Reserve Capital Split | | £149,573 | £161,500 | £267,500 | £102,256 | | | | | | | | |
| Re Profile Difference | | -£41,976 | -£4,000 | -£3,000 | £98,079 | | | | | | | | |

Equipment Renewal Schedule

Appendix 7

Summary

| Portfolio | 2021/22 £'000 | 2022/23 £'000 | 2023/24 £'000 | 2024/25 £'000 | 2025/26 £'000 | 2026/27 £'000 | 2029/30 £'000 | Grand Total £'000 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
| People and Communications | | 205 | | | | | | 205 |
| Strategic Leadership | 5 | | | | | | 5 | 10 |
| Culture, Tourism & Leisure | 215 | 161 | 95 | | | | | 471 |
| Environment & Operations | | 38 | 61 | | 10 | 5 | | 114 |
| Law & Governance | | | | 48 | | | | 48 |
| Grand Total | 220 | 404 | 156 | 48 | 10 | 5 | 5 | 848 |

Detail

| Portfolio | Manager | Year and Description | Grand Total £'000 |
|----------------------------|-------------------------------|--|----------------------|
| | | 2021/22 | 220 |
| Culture, Tourism & Leisure | David Guilding | AV system in Council Chamber. | 80 |
| Culture, Tourism & Leisure | David Guilding | Projector | 10 |
| Strategic Leadership | Janice Robbins | Fujitsu fi-5750C scanner | 5 |
| Culture, Tourism & Leisure | David Guilding | Moving lights | 36 |
| Culture, Tourism & Leisure | David Guilding | Pump Room chairs | 40 |
| Culture, Tourism & Leisure | David Guilding | RSC main auditorium radio microphone replacement | 49 |
| | | 2022/23 | 404 |
| Environment & Operations | Paulette Samuels | 1 Monitor Labs Nox Monitor - Mn9841 With Floppy Drive | 8 |
| Environment & Operations | Paulette Samuels | B&K 2250 sound Level Meter/ Matron & calibrator(red) | 10 |
| Environment & Operations | Paulette Samuels | B&K 2250 sound Level Meter/ Matron & calibrator(yellow) | 10 |
| Environment & Operations | Paulette Samuels | B&K 2250 sound Level Meter/Matron & calibrator (Green) | 10 |
| People and Communications | Tracy Dolphin / Nicki Curwood | MFDs (Multi Functional Devices), plus Colour Copier | 205 |
| Culture, Tourism & Leisure | David Guilding | R.P.R. Ag&M - Local History Gallery Refurbishment | 100 |
| Culture, Tourism & Leisure | David Guilding | Replacement sound desk and lighting - Spa Centre | 61 |
| | | 2023/24 | 156 |
| Environment & Operations | Pam Chilvers | Automatic Bier Replacement | 55 |
| Culture, Tourism & Leisure | David Guilding | Cinema projector | 40 |
| Culture, Tourism & Leisure | David Guilding | Front of House / Backstage PA | 55 |
| Environment & Operations | Paulette Samuels | Photometer Envitech PF-12 | 6 |
| | | 2024/25 | 48 |
| Law & Governance | Graham Leach | 150 packflat polling screens | 48 |
| | | 2025/26 | 10 |
| Environment & Operations | Paulette Samuels | B&K 3650 sound Level Meter(blue) | 10 |
| | | 2026/27 | 5 |
| Environment & Operations | Paulette Samuels | Portable Weather Station | 5 |
| | | 2029/30 | 5 |
| Strategic Leadership | Janice Robbins | Fujitsu fi-5750C scanner | 5 |
| Grand Total | | | 848 |

CAPITAL VARIATIONS**Appendix 8**

| | 2021/22 £'000's | 2022/23 £'000's | 2023/24 £'000's | 2024/25 £'000's | 2025/26 £'000's | TOTAL £'000's |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| ORIGINAL BUDGETS PER 2021/22 BUDGET BOOK: | | | | | | |
| Original General Fund Capital Budgets | 14,531.7 | 16,332.6 | 1,339.0 | 154.0 | N/A | 32,357.3 |
| Original Housing Investment Programme | 45,276.0 | 15,680.0 | 9,109.0 | 9,115.4 | 9,121.6 | 79,180.4 |
| TOTAL | 59,807.7 | 32,012.6 | 10,448.0 | 9,269.4 | 9,121.6 | 111,537.7 |

| | | | | | | |
|--|-----------------|-----------------|----------------|--------------|--------------------------|-----------------|
| ORIGINAL GENERAL FUND CAPITAL BUDGETS PER 2021/22 BUDGET BOOK | 14,531.7 | 16,332.6 | 1,339.0 | 154.0 | Not published | 32,357.3 |
|--|-----------------|-----------------|----------------|--------------|--------------------------|-----------------|

| | | | | | | |
|---|----------------|------------|------------|------------|------------|----------------|
| Items slipped from 2020/21 and added to 2021/22 Budgets (see Final Accounts Report 2020/21 for detail on individual schemes - Approved by Executive 13/07/20) | 6,042.0 | N/A | N/A | N/A | N/A | 6,042.0 |
| Items brought forward from 2020/21 to 2019/20 (see Final Accounts Report 2019/20 for detail on individual schemes- Approved by Executive 13/07/20) | -57.0 | N/A | N/A | N/A | N/A | -57.0 |
| Rounding adjustments | -1.0 | N/A | N/A | N/A | N/A | -1.0 |
| TOTAL adjustments arising from Final Accounts Report: | 5,984.0 | N/A | N/A | N/A | N/A | 5,984.0 |

INCREASES TO SCHEMES:

| | | | | | | |
|--|--------------|----------------|----------------|--|--|-----------------|
| Whitnash Community Hub | 15.3 | | | | | 15.3 |
| Play Area Improvement Programme | 54.8 | | | | | 54.8 |
| Health & Community Protection IT System-- needs approval | | 33.0 | | | | 33.0 |
| Commonwealth Games | | 500.0 | | | | 500.0 |
| Recycling & Refuse Containers | 23.0 | | | | | 23.0 |
| Street Cleansing/Ground Maintenance Vehicles-change in contract price | 38.1 | | | | | 38.1 |
| Tach Brook Country Park | | 417.4 | 444.7 | | | 862.1 |
| Sherbourne Resource Park Development Costs and longterm loan-reprofiling | 478 | | | | | 478.0 |
| Recycling bins and caddies-New Joint contract with SDC | | 97.0 | | | | 97.0 |
| Newbold Comyn Masterplan & Cycling Facilities-updated profile | | 33.5 | | | | 33.5 |
| Community Stadium Project | 160.0 | 35.0 | | | | 195.0 |
| Future High Street | | 6,003.9 | 4,335.2 | | | 10,339.1 |
| TOTAL Increase to Schemes: | 769.2 | 7,119.8 | 4,779.9 | | | 12,668.9 |

NEW APPROVALS:

| | | | | | | |
|---|-------|----------|-------|-------|-------|----------|
| Desktop Infrastructure | | | | 170.0 | 125.0 | 295.0 |
| Virtualisation Servers | | | | | 60.0 | 60.0 |
| Infrastructure General | | | | | 14.5 | 14.5 |
| Network | | 50.0 | 5.0 | | 14.5 | 69.5 |
| Voice of IP telephone system | | | | | 5.0 | 5.0 |
| Contact Centre | | 50.0 | | | | 50.0 |
| UPS | | | | | 2.0 | 2.0 |
| Software/Digital-- Strategy Seed Funding | | 200.0 | 100.0 | 50.0 | | 350.0 |
| Software/Digital-- GIS | | 70.0 | | | | 70.0 |
| AV Kit | 45.0 | | | | | 45.0 |
| Room Booking Solution | 11.0 | | | | | 11.0 |
| Recycling & Refuse Containers | | | | | 80.0 | 80.0 |
| Abbey Fields LC New Building | 478.3 | 5,809.7 | 205.2 | | | 6,493.2 |
| Castle Farm LC New Building | 478.3 | 11,739.3 | 262.4 | | | 12,480.0 |
| Kenilworth Leisure Centre Sites Fit Out Costs Abbey Fields | | 496.6 | | | | 496.6 |
| Kenilworth Leisure Centre Sites Fit Out Costs Castle Farm | | 200.8 | | | | 200.8 |
| Princes Drive Rail Bridge Refurbishment and Public Art Project | 121.0 | | | | | 121.0 |
| Frontline Vehicle Fleet (SDC/WDC) | | 8,609.1 | | | | 8,609.1 |
| Outdoor Gym Equipment | 30.0 | | | | | 30.0 |
| Warwick Gates Community Centre Extension | 150.6 | | | | | 150.6 |
| Decarbonisation Grant re Temperate House, Jubilee House and Sports Pavilion | 902.0 | | | | | 902.0 |

CAPITAL VARIATIONS**Appendix 8**

| | 2021/22 £'000's | 2022/23 £'000's | 2023/24 £'000's | 2024/25 £'000's | 2025/26 £'000's | TOTAL £'000's |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| TOTAL New Approvals: | 2,216.2 | 27,225.5 | 572.6 | 220.0 | 301.0 | 30,535.3 |
| TOTAL General Fund New/Increases to Capital Approvals during 2021/22: | 2,985.4 | 34,345.3 | 5,352.5 | 220.0 | 301.0 | 43,204.2 |

SLIPPAGE/BUDGET B/FWD - Changes to start dates or delays on projects mean that it is proposed to slip resources into future years/bring forward from future years - identified as part of budget review process:

| | | | | | | |
|---|-----------------|----------------|-------------|----------|-------------|----------|
| Voice of IP telephone system | -75.0 | | | | 75.0 | - |
| Contact Centre | -8.0 | | | | 8.0 | - |
| UPS | -12.0 | | | | 12.0 | - |
| Car Park Pay & Display Machines | -17.5 | 17.5 | | | | - |
| Play Area Improvement Programme | -100.0 | 100.0 | | | | - |
| Waste Contract Costs for Depot (Stratford Rd and one-off costs) | -40.0 | 40.0 | | | | - |
| Financial Management System | -37.5 | 37.5 | | | | - |
| Commonwealth Games-reprofiling | -541.4 | 541.4 | | | | - |
| Health & Community Protection IT System | -77.1 | 49.6 | 27.5 | | | - |
| Skate Park in St. Nicholas Park | -38.8 | 38.8 | | | | - |
| Tach Brook Country Park | -1,765.0 | 1,765.0 | | | | - |
| Newbold Comyn Masterplan & Cycling Facilities | -817.0 | 817.0 | | | | - |
| Future High Street | -856.5 | 856.5 | | | | - |
| Warwick Town Wall | -100.0 | 100.0 | | | | - |
| Norton Lindsey Community Hub | -33.5 | 33.5 | | | | - |
| Leper Hospital Site Regeneration | -915.6 | 915.6 | | | | - |
| Castle Farm Sports Pitch Drainage | -73.0 | 73.0 | - | - | - | - |
| TOTAL General Fund Capital Slippage identified during 2021/22: | -5,507.9 | 5,385.4 | 27.5 | - | 95.0 | - |

SCHEMES DELETED / REDUCED**/SAVINGS/VIREMENTS:**

| | | | | | | |
|--|---------------|--------------|---------------|----------|----------|---------------|
| Storage Area Network-reprofiled to 2026/27 | -170.0 | | | | | -170.0 |
| Physical Server Replacement-reprofiled to future years | -26.0 | | | | | -26.0 |
| Whitnash Community Hub reduction | | -29.3 | | | | -29.3 |
| Financial Management System-virement to revenue | -5.0 | | | | | -5.0 |
| Financial Management System-saving | -115.0 | - | | | | -115.0 |
| Leisure Centre Refurbishment Phase 2 Kenilworth reduction for salaries | | -8.8 | | | | -8.8 |
| HS2 Redesign of Stoneleigh Park Southern | -13.9 | | | | | -13.9 |
| Accommodation Bridge-saving | -44.0 | | | | | -44.0 |
| Waste Contract Costs for Depot (Stratford Rd and one-off costs)--saving | -44.0 | | | | | -44.0 |
| Sherbourne Resource Park Development Costs and longterm loan-reprofiling | | -20.0 | -458.0 | | | -478.0 |
| AV System in Council Chamber at Town Hall-saving | -1.3 | | | | | -1.3 |
| Rural & Urban Initiatives-saving | -3.0 | | | | | -3.0 |
| TOTAL General Fund Reductions / Savings: | -378.2 | -58.1 | -458.0 | - | - | -698.3 |

| | | | | | | |
|---|-----------------|-----------------|----------------|--------------|--------------|-----------------|
| PROPOSED GENERAL FUND CAPITAL PROGRAMME FOR 2022/23 BUDGET BOOK: | 17,615.0 | 56,005.2 | 6,261.0 | 374.0 | 396.0 | 80,651.2 |
|---|-----------------|-----------------|----------------|--------------|--------------|-----------------|

| General Fund Capital Programme | | | | | | Budget Book 22/23--GBH 24.12.2021 | | | | | Differences to explain | | | | | |
|--|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-----|--|------------------------------------|------------------------------------|------------------------------------|-----|-----|
| General Fund Portfolio | Proposed Expenditure 2021/20 | Proposed Expenditure 2022/23 | Proposed Expenditure 2023/24 | Proposed Expenditure 2024/25 | Total 2020/21 to 2024/25 | Proposed Expenditure 2021/20 | Proposed Expenditure 2022/23 | Proposed Expenditure 2023/24 | Proposed Expenditure 2024/25 | | Proposed Expenditure 2021/20 | Proposed Expenditure 2022/23 | Proposed Expenditure 2023/24 | Proposed Expenditure 2024/25 | | |
| | (B) | (C) | (D) | (E) | (A+B+C+ D+E) | | | | | | | | | | | |
| | £000 | £000 | £000 | £000 | £000 | | | | | | | | | | | |
| Strategic Leadership | 403 | 277 | 257 | 74 | 1,011 | | | | | | | | | | | |
| Health & Community Protection | 129 | 0 | 0 | 0 | 129 | | | | | | | | | | | |
| Cultural Services | 2,395 | 107 | 0 | 0 | 2,502 | | | | | | | | | | | |
| Finance | 335 | 100 | 0 | 0 | 435 | | | | | | | | | | | |
| Neighbourhood Services | 6,671 | 3,612 | 1,082 | 80 | 11,445 | | | | | | | | | | | |
| Development Services | 4,598 | 12,236 | 0 | 0 | 16,835 | | | | | | | | | | | |
| TOTAL GENERAL FUND CAPITAL PR | 14,532 | 16,333 | 1,339 | 154 | 32,357 | | | | | | | | | | | |
| STRATEGIC LEADERSHIP | | | | | | | | | | | | | | | | |
| Desktop infrastructure | 30 | 30 | 48 | 30 | 138 | 35 | 30 | 48 | 200 | 125 | Slippage from 20/21 | 5 | 0 | 0 | 170 | 125 |
| Virtualisation Servers | | | | | | | | | | 60 | 0 | 0 | 0 | 0 | 0 | 60 |
| Infrastructure replacement | 0 | 0 | 60 | 0 | 60 | | | 60 | | | 0 | 0 | 0 | 0 | 0 | 0 |
| Infrastructure general | 14 | 14 | 15 | 15 | 56 | 14 | 15 | 15 | 15 | 15 | 0 | 1 | 0 | 0 | 0 | 15 |
| Backup solution | 0 | 0 | 100 | 0 | 100 | | | 100 | | | 0 | 0 | 0 | 0 | 0 | 0 |
| Voice of IP telephone system | 75 | 0 | 0 | 0 | 75 | | 75 | | | 80 | Slippage to 22 | (75) | 75 | 0 | 0 | 80 |
| Storage Area Network (SAN) | 170 | 0 | 0 | 0 | 170 | | 170 | | | | Slippage to 22 | (170) | 170 | 0 | 0 | 0 |
| Network devices LAN & WAN | 59 | 234 | 15 | 15 | 321 | 58 | 284 | 20 | 15 | 15 | (0) | 51 | 6 | 1 | 15 | 8 |
| Contact Centre | 8 | 0 | 0 | 0 | 8 | | 58 | | | 8 | Slippage to 22 | (8) | 58 | 0 | 0 | 0 |
| Physical server replacement | 26 | 0 | 20 | 15 | 61 | | 26 | 20 | 15 | | Slippage to 22 | (26) | 26 | 0 | 0 | 0 |
| UPS | 12 | 0 | 0 | 0 | 12 | | 12 | | | 14 | Slippage to 22 | (12) | 12 | 0 | 0 | 14 |
| Software/Digital-- Strategy | | | | | | | 200 | 100 | 50 | | | 0 | 200 | 100 | 50 | 0 |
| Seed Funding | | | | | | | 70 | | | | | 0 | 70 | 0 | 0 | 0 |
| Software/Digital-- GIS | | | | | | | | | | | Slippage from 20/21 | 18 | 0 | 0 | 0 | 0 |
| (Covid-19) ICT Provision of laptops etc. | 0 | 0 | 0 | 0 | 0 | 18 | | | | | Slippage from 20/21 | 33 | 0 | 0 | 0 | 0 |
| (-19) ICT Remote Desktop Services (RDS) | 0 | 0 | 0 | 0 | 0 | 33 | | | | | | 0 | 0 | 0 | 0 | 0 |
| ICT Security --firewall upgrades/servers | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| Transforming Our Workplace | 10 | 0 | 0 | 0 | 10 | 10 | | | | | | 0 | 0 | 0 | 0 | 0 |
| AV Kit | | | | | | 45 | | | | | New | 45 | 0 | 0 | 0 | 0 |
| Room Booking Solution | | | | | | 11 | | | | | New | 11 | 0 | 0 | 0 | 0 |
| STRATEGIC LEADERSHIP TOTAL | | | | | | 223 | 940 | 363 | 295 | 317 | | | | | | |
| HEALTH AND COMMUNITY PROTECTION | | | | | | | | | | | | | | | | |
| CCTV replacement system | 0 | 0 | 0 | 0 | 0 | 53 | | | | | Slippage from 20/21 | 53 | 0 | 0 | 0 | 0 |
| Health & Community Protection IT system | 129 | 0 | 0 | 0 | 129 | 143 | 83 | 28 | | | Slippage of £90.6 into 21/22 plus additional £33k then reprofiled? | 14 | 83 | 28 | 0 | 0 |
| HEALTH AND COMMUNITY PROTECTION TOTAL | | | | | | 195 | 83 | 28 | 0 | 0 | | | | | | |
| CULTURE SERVICE | | | | | | | | | | | | | | | | |
| Castle Farm sports pitch drainage | 73 | 0 | 0 | 0 | 73 | | 73 | | | | Slippage to 22 | (73) | 73 | 0 | 0 | 0 |
| Leisure centre refurb phase 2 Kenilworth | 12 | 9 | 0 | 0 | 21 | 12 | | | | | Saving? | (0) | (9) | 0 | 0 | 0 |
| Abbey Fields LC New Building | | | | | | 500 | 5808.7 | 205.2 | | | New | 500 | 5,809 | 205 | 0 | 0 |
| Castle Farm LC New Building | | | | | | 500 | 11739.3 | 262.4 | | | New | 500 | 11,739 | 262 | 0 | 0 |
| Whitnash Community Hub | 536 | 28 | 0 | 0 | 564 | 644 | | | | | Slippage from 20/21 £93.2 then increase in budget from \$106's? | 109 | (28) | 0 | 0 | 0 |
| Local football facilities | 0 | 0 | 0 | 0 | 0 | 27 | | | | | Slippage from 20/21 | 27 | 0 | 0 | 0 | 0 |
| Commonwealth Games - General | 0 | 0 | 0 | 0 | 0 | 30 | 87 | | | | Slippage from 20/21 £281.5 | 30 | 87 | 0 | 0 | 0 |
| Commonwealth Games - Leamington Station | 1,182 | 0 | 0 | 0 | 1,182 | 776 | 1,004 | | | | Resources b/f | (407) | 1,004 | 0 | 0 | 0 |
| Health Games - Green Parks Enhancements | 220 | 0 | 0 | 0 | 220 | 53 | | | | | | (167) | 0 | 0 | 0 | 0 |
| Access & Transport to/from Victoria Park | 268 | 0 | 0 | 0 | 268 | 268 | | | | | | 0 | 0 | 0 | 0 | 0 |
| Rowing Greens - Commonwealth Games | 105 | 70 | 0 | 0 | 175 | 164 | 20 | | | | Slippage from New | 59 | (50) | 0 | 0 | 0 |
| Age Refurbishment and Public Art Project | | | | | | 121 | | | | | Slippage from 20/21 | 121 | 0 | 0 | 0 | 0 |
| System in Council Chamber at Town Hall | | | | | | 79 | | | | | | 79 | 0 | 0 | 0 | 0 |
| CULTURE SERVICE TOTAL | | | | | | 3,172 | 18,732 | 468 | 0 | 0 | | | | | | |
| FINANCE | | | | | | | | | | | | | | | | |
| Rural & Urban Initiatives | 100 | 100 | 0 | 0 | 200 | 97 | 100 | | | | Saving | (3) | 0 | 0 | 0 | 0 |
| Financial Management System | 235 | 0 | 0 | 0 | 235 | 103 | 38 | | | | Slippage from 20/21 £25.7 then reprofiling | (132) | 38 | 0 | 0 | 0 |
| FINANCE TOTAL | | | | | | 200 | 138 | 0 | 0 | 0 | | | | | | |
| NEIGHBOURGOOD SERVICES | | | | | | | | | | | | | | | | |
| Car park pay & display machines | 18 | 0 | 0 | 0 | 18 | | 17.5 | | | | Slippage to 22 | (18) | 18 | 0 | 0 | 0 |
| Depot (Stratford Rd and one-off costs) | 0 | 0 | 0 | 0 | 0 | 415 | 40 | | | | New | 415 | 40 | 0 | 0 | 0 |
| Cleaning/Ground Maintenance Vehicles | 400 | 0 | 0 | 0 | 400 | 1,241 | | | | | Slippage from 20/21 £803.2 and then updated contract price | 841 | 0 | 0 | 0 | 0 |
| Frontline Vehicle Fleet (SDC/WDC) | | | | | | | 8609.1 | | | | New | 0 | 8,609 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | | |
|---|--------------|---------------|--------------|-----------|---------------|--------------|---------------|--------------|-----------|-----------|---|---------|-------|-------|---|----|
| Recycling and refuse containers | 80 | 80 | 80 | 80 | 320 | 89 | 80 | 80 | 80 | 80 | Resources b/fwd £13.6 from 21/22 and increase in budget of £23k | 9 | 0 | 0 | 0 | 80 |
| Play area improvement programme | 575 | 0 | 0 | 0 | 575 | 530 | 100 | | | | Slippage of £100k into 22/23 and £54.8 added budget from S106's for VP | (45) | 100 | 0 | 0 | 0 |
| Pump Rooms Gardens restoration | 0 | 0 | 0 | 0 | 0 | 51 | | | | | Slippage from 20/21 | 51 | 0 | 0 | 0 | 0 |
| Tach Brook Country Park | 2,081 | 0 | 0 | 0 | 2,081 | 570 | 2,182 | 445 | | | Slippage of £254.7 from 20/21 then reprofiling of budgets | (1,510) | 2,182 | 445 | 0 | 0 |
| Purser Drive path | 0 | 0 | 0 | 0 | 0 | 1 | | | | | Slippage from 20/21 | 1 | 0 | 0 | 0 | 0 |
| Outdoor Gym Equipment | | | | | | 30 | | | | | New | 30 | 0 | 0 | 0 | 0 |
| Sherbourne Resource Park | | | | | | | | | | | Slippage of £88.3 from 20/21 then reprofiling | | | | | |
| Development Costs and long-term loan | 2,678 | 2,087 | 1,002 | 0 | 5,767 | 3,244 | 2,067 | 544 | | | Increase in budget inline with contract | 566 | (20) | (458) | 0 | 0 |
| Recycling bins & caddies--New joint contract with SDC | 0 | 1,445 | 0 | 0 | 1,445 | | 1542 | | | | Slippage £70.2 from 20/21 then slippage | 0 | 97 | 0 | 0 | 0 |
| Newbold Comyn Masterplan & Cycling Facilities | 800 | 0 | 0 | 0 | 800 | 53 | 851 | | | | £330.2 to 22/23 | (747) | 851 | 0 | 0 | 0 |
| Skate park in St. Nicholas Park | 40 | 0 | 0 | 0 | 40 | 1 | 39 | | | | Slippage to 22/23 | (39) | 39 | 0 | 0 | 0 |
| NEIGHBOURHOOD SERVICES TOTAL | 6,671 | 3,612 | 1,082 | 80 | 11,445 | 6,226 | 15,527 | 1,069 | 80 | 80 | | | | | | |
| DEVELOPMENT SERVICES | | | | | | | | | | | | | | | | |
| Warwick Town Wall | 100 | 0 | 0 | 0 | 100 | | 100 | | | | Slippage to 22/23 | (100) | 100 | 0 | 0 | 0 |
| Norton Lindsey Community Hub | 39 | 0 | 0 | 0 | 39 | 5 | 33.5 | | | | Slippage to 22/23 | (34) | 34 | 0 | 0 | 0 |
| Kenilworth Wardens relocation | 0 | 0 | 0 | 0 | 0 | 121.7 | | | | | Slippage from 20/21 £121.7 | 122 | 0 | 0 | 0 | 0 |
| Community Stadium project | 86 | 76 | 0 | 0 | 162 | 347.4 | 111 | | | | Slippage £101k from 20/21 then extra £195k (125k and £35k 21/22 and £35k in 22/23 | 261 | 35 | 0 | 0 | 0 |
| teroproducts relocation to Warwick loan | 100 | 100 | 0 | 0 | 200 | 100 | 100 | | | | | 0 | 0 | 0 | 0 | 0 |
| Kenilworth Rugby Club Relocation Loan | 25 | 0 | 0 | 0 | 25 | 33 | | | | | Slippage £8.2k from 20/21 | 8 | 0 | 0 | 0 | 0 |
| Kenilworth School loan | 0 | 11,881 | 0 | 0 | 11,881 | | 11881.4 | | | | | 0 | 0 | 0 | 0 | 0 |
| Kenilworth School HIF grant | 1,387 | 0 | 0 | 0 | 1,387 | 4,817 | | | | | Slippage £3,430k from 20/21 | 3,430 | 0 | 0 | 0 | 0 |
| St Mary's Lands Masterplan - Hill Close Grant | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| St Mary's lands masterplan - cycleway | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| Masterplan Main Entrance Improvements | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| Plan - maintenance & management plan | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| h Park Southern Accommodation Bridge | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | 0 | 0 |
| Future High Street | 1,967 | 119 | 0 | 0 | 2,086 | 1,111 | 6,979 | 4,335 | | | Reprofiling | (857) | 6,860 | 4,335 | 0 | 0 |
| Lord Leycester Hospital | 0 | 60 | 0 | 0 | 60 | | 60 | | | | | 0 | 0 | 0 | 0 | 0 |
| Wick Gates Community Centre Extension | | | | | | 150.6 | | | | | New | 151 | 0 | 0 | 0 | 0 |
| House, Jubilee House and Sports Pavilion | | | | | | 902 | | | | | New | 902 | 0 | 0 | 0 | 0 |
| Leper Hospital regeneration | 895 | 0 | 0 | 0 | 895 | 11 | 916 | | | | Slippage £32.4 from 20/21 then slippage into 22/23 and reprofiling | (883) | 916 | 0 | 0 | 0 |
| DEVELOPMENT SERVICES TOTAL | 4,598 | 12,236 | 0 | 0 | 16,835 | 7,599 | 20,181 | 4,335 | 0 | 0 | | | | | | |
| | | | | | | 17,615 | 55,600 | 6,261 | 375 | 397 | | | | | | |

General Fund Capital Programme

Appendix 9 Part 1

| | Latest Budget 2021/22 £'000 | Proposed Expend. 2022/23 £'000 | Proposed Expend. 2023/24 £'000 | Proposed Expend. 2024/25 £'000 | Proposed Expend. 2025/26 £'000 | TOTAL 2021/22 to 2025/26 £'000 |
|---|--------------------------------------|---|---|---|---|---|
| CAPITAL PROGRAMME SUMMARY | | | | | | |
| Strategic Leadership | 223.3 | 647.0 | 362.0 | 294.0 | 316.0 | 1,842.3 |
| Health & Community Protection | 195.0 | 82.6 | 27.5 | | | 305.1 |
| Culture, Tourism and Leisure Portfolio | 3,172.3 | 19,429.8 | 8,967.6 | | | 31,569.7 |
| Finance Portfolio | 200.2 | 137.5 | | | | 337.7 |
| Environment and Operations Portfolio | 6,225.6 | 15,527.3 | 1,068.7 | 80.0 | 80.0 | 22,981.6 |
| Development Portfolio | 7,598.6 | 20,181.0 | 4,335.2 | | | 32,114.8 |
| TOTAL GENERAL FUND CAPITAL PROGRAMME | 17,615.0 | 56,005.2 | 14,761.0 | 374.0 | 396.0 | 89,151.2 |
| STRATEGIC LEADERSHIP | | | | | | |
| Desktop infrastructure | 34.7 | 30.0 | 48.0 | 200.0 | 125.0 | 437.7 |
| Virtualisation Servers | | | | | 60.0 | 60.0 |
| Infrastructure replacement | | | 60.0 | | | 60.0 |
| Infrastructure general | 13.9 | 13.5 | 14.5 | 14.5 | 14.5 | 70.9 |
| Backup solution | | | 100.0 | | | 100.0 |
| Voice of IP telephone system | | | | | 80.0 | 80.0 |
| Network devices LAN & WAN | 58.3 | 283.5 | 19.5 | 14.5 | 14.5 | 390.3 |
| Contact Centre | | 50.0 | | | 8.0 | 58.0 |
| Physical server replacement | | | 20.0 | 15.0 | | 35.0 |
| UPS | | | | | 14.0 | 14.0 |
| Software/Digital-- Strategy Seed Funding | | 200.0 | 100.0 | 50.0 | | 350.0 |
| Software/Digital-- GIS | | 70.0 | | | | 70.0 |
| Recovery (Covid-19) ICT Provision of laptops etc. | 17.8 | | | | | 17.8 |
| Recovery (Covid-19) ICT Remote Desktop Services (RDS) | 32.8 | | | | | 32.8 |
| Transforming Our Workplace | 9.8 | | | | | 9.8 |
| AV Kit | 45.0 | | | | | 45.0 |
| Room Booking Solution | 11.0 | | | | | 11.0 |
| TOTAL STRATEGIC LEADERSHIP PORTFOLIO | 223.3 | 647.0 | 362.0 | 294.0 | 316.0 | 1,842.3 |
| HEALTH & COMMUNITY PROTECTION | | | | | | |
| CCTV replacement system | 52.5 | | | | | 52.5 |
| Health & Community Protection IT system | 142.5 | 82.6 | 27.5 | | | 252.6 |
| TOTAL HEALTH & COMMUNITY PROTECTION PORTFOLIO | 195.0 | 82.6 | 27.5 | - | - | 305.1 |
| CULTURE, TOURISM & LEISURE PORTFOLIO | | | | | | |
| Castle Farm sports pitch drainage | | 73.0 | | | | 73.0 |
| Leisure centre refurb phase 2 Kenilworth | 11.9 | | | | | 11.9 |
| Abbey Fields LC New Building | 500.0 | 5,808.7 | 4,455.2 | | | 10,763.9 |
| Castle Farm LC New Building | 500.0 | 11,739.3 | 4,512.4 | | | 16,751.7 |
| Kenilworth Leisure Centre Sites Fit Out Costs Abbey Fields | | 496.6 | | | | 496.6 |
| Kenilworth Leisure Centre Sites Fit Out Costs Castle Farm | | 200.8 | | | | 200.8 |
| Whitnash Community Hub | 644.0 | | | | | 644.0 |
| Local football facilities | 26.6 | | | | | 26.6 |
| Commonwealth Games - General | 29.9 | 87.4 | | | | 117.3 |
| Commonwealth Games - Leamington Station | 775.5 | 1,004.0 | | | | 1,779.5 |
| Commonwealth Games - Green Parks Enhancements | 52.9 | | | | | 52.9 |
| Commonwealth Games - Access & Transport to/from Victoria Park | 268.0 | | | | | 268.0 |
| Princes Drive Rail Bridge Refurbishment and Public Art Project | 121.0 | | | | | 121.0 |
| AV system in Council Chamber at Town Hall | 78.7 | | | | | 78.7 |
| Bowling Greens - Commonwealth Games | 163.8 | 20.0 | | | | 183.8 |
| TOTAL CULTURE, TOURISM & LEISURE PORTFOLIO | 3,172.3 | 19,429.8 | 8,967.6 | - | - | 31,569.7 |
| FINANCE PORTFOLIO | | | | | | |
| Rural & Urban Initiatives | 97.0 | 100.0 | | | | 197.0 |
| Financial Management System | 103.2 | 37.5 | | | | 140.7 |
| TOTAL FINANCE PORTFOLIO | 200.2 | 137.5 | - | - | - | 337.7 |
| ENVIRONMENT & OPERATIONS PORTFOLIO | | | | | | |
| Car park pay & display machines | | 17.5 | | | | 17.5 |
| Waste Contract Costs for Depot (Stratford Rd and one-off costs) | 415.0 | 40.0 | | | | 455.0 |
| Street Cleansing/Ground Maintenance Vehicles | 1,241.2 | | | | | 1,241.2 |
| Frontline Vehicle Fleet (SDC/WDC) | | 8,609.1 | | | | 8,609.1 |
| Recycling and refuse containers | 89.4 | 80.0 | 80.0 | 80.0 | 80.0 | 409.4 |
| Play area improvement programme | 529.8 | 100.0 | | | | 629.8 |
| Pump Rooms Gardens restoration | 50.6 | | | | | 50.6 |
| Tach Brook Country Park | 570.4 | 2,182.4 | 444.7 | | | 3,197.5 |
| Purser Drive path | 0.5 | | | | | 0.5 |
| Outdoor Gym Equipment | 30.0 | | | | | 30.0 |
| Sherbourne Resource Park Development Costs and Long-term Loan | 3,244.3 | 2,067.0 | 544.0 | | | 5,855.3 |
| Recycling bins and caddies-New Joint Contract with SDC | | 1,542.0 | | | | 1,542.0 |
| Newbold Comyn Masterplan & Cycling Facilities | 53.2 | 850.5 | | | | 903.7 |
| Skate park in St. Nicholas Park | 1.2 | 38.8 | | | | 40.0 |
| TOTAL ENVIRONMENT & OPERATIONS PORTFOLIO | 6,225.6 | 15,527.3 | 1,068.7 | 80.0 | 80.0 | 22,981.6 |
| DEVELOPMENT PORTFOLIO | | | | | | |
| Warwick Town Wall | | 100.0 | | | | 100.0 |
| Norton Lindsey Community Hub | 5.0 | 33.5 | | | | 38.5 |
| Kenilworth Wardens relocation | 121.7 | | | | | 121.7 |
| Community Stadium project | 347.4 | 111.0 | | | | 458.4 |
| CFS Aeroproducts relocation to Warwick loan | 100.0 | 100.0 | | | | 200.0 |
| Kenilworth Rugby Club Relocation Loan | 33.2 | | | | | 33.2 |
| Kenilworth School loan | | 11,881.4 | | | | 11,881.4 |
| Kenilworth School HIF grant | 4,817.0 | | | | | 4,817.0 |
| Future High Street | 1,110.4 | 6,979.5 | 4,335.2 | | | 12,425.1 |
| Lord Leycester Hospital | | 60.0 | | | | 60.0 |
| Warwick Gates Community Centre Extension | 150.6 | | | | | 150.6 |
| Decarbonisation Grant re Temperate House, Jubilee House and Sports Pavilion | 902.0 | | | | | 902.0 |
| Leper Hospital regeneration | 11.3 | 915.6 | | | | 926.9 |
| TOTAL DEVELOPMENT PORTFOLIO | 7,598.6 | 20,181.0 | 4,335.2 | - | - | 32,114.8 |

Housing Investment Plan (HIP) 2020/21 to 2030/31

Appendix 9 Part 2

| Activity Description | Actual Spent | Budgeted Spending Plan | | | | | | | | | | |
|---|-----------------|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|------------------|
| Construction / Acquisition of Housing: | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total |
| | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's |
| Repurchase of Ex-Council Housing | 514.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 500.0 | 5,000.0 |
| Purchase of Property | 542.8 | 5.0 | | | | | | | | | | 5.0 |
| Purchase of property | 3,211.3 | 1,116.2 | | | | | | | | | | 1,116.2 |
| Refurbishment | 99.0 | | 1,785.6 | | | | | | | | | 1,785.6 |
| Purchase of land | 10,903.9 | 0.0 | | | | | | | | | | 0.0 |
| Development | 4,325.5 | 7,054.5 | | | | | | | | | | 7,054.5 |
| Purchase of Land | 449.0 | 1,419.0 | | | | | | | | | | 1,419.0 |
| Development | - | 4,989.8 | | | | | | | | | | 4,989.8 |
| Purchase of property | 2.0 | 7,085.8 | | | | | | | | | | 7,085.8 |
| Purchase of Land | 6,559.8 | 18,350.0 | | | | | | | | | | 18,350.0 |
| Purchase of property | 1.0 | | | | | | | | | | | 0.0 |
| Purchase of property | 0.0 | 3,269.2 | | | | | | | | | | 3,269.2 |
| Development | 0.0 | 1,554.0 | | | | | | | | | | 1,554.0 |
| Purchase of property | 0.0 | | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | | | | 54,200.0 |
| Total Construction / Acquisition of Housing | 26,608.2 | 45,343.5 | 11,319.0 | 9,533.3 | 9,533.3 | 9,533.3 | 9,533.3 | 9,533.3 | 500.0 | 500.0 | 500.0 | 105,829.1 |
| Improvement / Renewal Works: | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total |
| | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's |
| Stock Condition Survey Works: | | | | | | | | | | | | |
| Aids & Adaptations | 154.9 | 1,183.4 | 647.1 | 647.1 | 647.1 | 647.1 | 647.1 | 647.1 | 647.1 | 647.1 | 647.1 | 7,007.3 |
| Defective Flooring | 0.0 | 61.7 | 59.3 | 59.3 | 59.3 | 59.3 | 59.3 | 59.3 | 59.3 | 59.3 | 59.3 | 595.4 |
| Door Entry/Security/Safety Systems | 191.5 | 156.1 | 150.0 | 150.0 | 150.0 | 150.0 | 150.0 | 150.0 | 150.0 | 150.0 | 150.0 | 1,506.1 |
| Kitchen & Bathroom Fittings / Sanitaryware Replacement | 600.7 | 1,933.8 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 1,225.0 | 12,958.8 |
| Electrical Fittings / Rewiring | 472.9 | 637.3 | 612.4 | 612.4 | 612.4 | 612.4 | 612.4 | 612.4 | 612.4 | 612.4 | 612.4 | 6,148.9 |
| Water Services | 0.0 | 9.5 | 9.1 | 9.1 | 9.1 | 9.1 | 9.1 | 9.1 | 9.1 | 9.1 | 9.1 | 91.4 |
| Structural Improvements | 102.1 | 250.0 | 250.0 | 19.7 | 19.7 | 19.7 | 19.7 | 19.7 | 19.7 | 19.7 | 19.7 | 657.6 |
| Improved Ventilation | 3.3 | 35.0 | 35.0 | 4.7 | 4.7 | 4.7 | 4.7 | 4.7 | 4.7 | 4.7 | 4.7 | 107.6 |
| Major Garage Works | 7.5 | 25.6 | 24.6 | 24.6 | 24.6 | 24.6 | 24.6 | 24.6 | 24.6 | 24.6 | 24.6 | 247.0 |
| Codependant Asbestos Removal | 11.9 | 205.7 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 200.0 | 2,005.7 |
| Special capital works - Lift Replacement | 0.4 | 0.0 | 300 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 1,500.0 |
| Capital Salaries for Improvement / Renewal Works | | | 291.8 | 303.6 | 309.7 | 315.9 | 322.2 | 328.6 | 335.2 | 341.9 | 348.8 | 2,897.7 |
| Total Stock Condition Survey Works | 1,545.2 | 4,498.1 | 3,804.3 | 3,405.5 | 3,411.6 | 3,417.8 | 3,424.1 | 3,430.5 | 3,437.1 | 3,443.8 | 3,450.7 | 35,723.5 |
| Climate Change Works: | | | | | | | | | | | | |
| Environmental - Roof Coverings | 935.8 | 970.4 | 925.0 | 525.0 | 525.0 | 525.0 | 525.0 | 525.0 | 525.0 | 525.0 | 525.0 | 6,095.4 |
| Environmental - Window/Door Replacement | 369.7 | 742.9 | 535.0 | 535.0 | 535.0 | 535.0 | 535.0 | 535.0 | 535.0 | 535.0 | 535.0 | 5,557.9 |
| Environmental Central Heating Replacement | 872.0 | 1,290.2 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 1,239.8 | 12,448.4 |
| Thermal Improvement Works | 1.8 | 162.4 | 141.3 | 141.3 | 141.3 | 141.3 | 141.3 | 141.3 | 141.3 | 141.3 | 141.3 | 1,434.1 |
| Environmental Works | 15.2 | 78.1 | 75.0 | 75.0 | 75.0 | 75.0 | 75.0 | 75.0 | 75.0 | 75.0 | 75.0 | 753.1 |
| Environmental Works: Tenant Participation Projects | 0.6 | 39.2 | 37.7 | 37.7 | 37.7 | 37.7 | 37.7 | 37.7 | 37.7 | 37.7 | 37.7 | 378.5 |
| Total Climate Change Works | 2,195.0 | 3,283.2 | 2,953.8 | 2,553.8 | 2,553.8 | 2,553.8 | 2,553.8 | 2,553.8 | 2,553.8 | 2,553.8 | 2,553.8 | 26,667.4 |
| Fire Safety Works: | | | | | | | | | | | | |
| Fire safety in high-rise / Sheltered/ General Needs | 2,786.2 | 3,024.8 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 30,024.8 |
| Total Fire Safety Works | 2,786.2 | 3,024.8 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 3,000.0 | 30,024.8 |
| Decarbonisation Grant Works | | | | | | | | | | | | |
| Social Housing Decarbonisation Grant - BEIS | | 2,983.4 | | | | | | | | | | 2,983.4 |
| LAD 1B BEIS - Green Homes Grant | | 400.0 | | | | | | | | | | 400.0 |
| LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub | | | 1,250.4 | | | | | | | | | 1,250.4 |
| LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery | | | 2,162.0 | | | | | | | | | 2,162.0 |
| Total Grant Funded Works | 0.0 | 3,383.4 | 3,412.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 6,795.8 |
| Total Improvement/Renewal Works | 6,526.4 | 14,189.5 | 13,170.5 | 8,959.3 | 8,965.4 | 8,971.6 | 8,977.9 | 8,984.3 | 8,990.9 | 8,997.6 | 9,004.5 | 99,211.5 |
| Total Housing Investment Programme Expenditure | 33,134.6 | 59,533.0 | 24,489.5 | 18,492.6 | 18,498.7 | 18,504.9 | 18,511.2 | 18,517.7 | 9,490.9 | 9,497.6 | 9,504.5 | 205,040.7 |

General Fund Capital Programme Financing 2021/22 to 2025/26

Appendix 9 Part 3

| Source | 2021/22 £'000 | 2022/23 £'000 | 2023/24 £'000 | 2024/25 £'000 | 2025/26 £'000 | Total £'000 |
|---|------------------|------------------|------------------|------------------|------------------|-----------------|
| Internal / External Borrowing | 4,698.6 | 34,573.3 | 1,011.6 | - | - | 40,283.5 |
| Capital Receipts | 1,261.0 | 6,835.0 | 160.0 | - | - | 8,256.0 |
| External Contributions | 8,796.2 | 11,007.6 | 3,582.3 | - | - | 23,386.1 |
| Revenue Contributions to Capital Outlay | 659.1 | 155.0 | 80.0 | 80.0 | 80.0 | 1,054.1 |
| Service Transformation Reserve | 702.5 | 1,106.9 | 27.5 | - | - | 1,836.9 |
| Equipment Renewal Reserve | 78.7 | - | - | - | - | 78.7 |
| Public Amenity Reserve | 68.3 | 100.0 | - | - | - | 168.3 |
| Planning Public Open Space Reserve | 364.3 | - | - | - | - | 364.3 |
| Community Projects Reserve | 722.2 | 307.7 | - | - | - | 1,029.9 |
| Leisure Options Reserve | - | 697.4 | - | - | - | 697.4 |
| Car Parks R & M Reserve | - | 17.5 | - | - | - | 17.5 |
| Parking Displacement Reserve | - | 484.8 | - | - | - | 484.8 |
| ICT Replacement Reserve | 106.9 | 647.0 | 362.0 | 294.0 | 316.0 | 1,725.9 |
| Enterprise Reserve | - | - | 137.6 | - | - | 137.6 |
| Covent Garden MSCP Reserve | - | - | 900.0 | - | - | 900.0 |
| Climate Action Reserve | 157.2 | - | - | - | - | 157.2 |
| Capital Investment Reserve | - | 73.0 | - | - | - | 73.0 |
| Funding | 17,615.0 | 56,005.2 | 6,261.0 | 374.0 | 396.0 | 80,651.2 |

Housing Investment Plan Financing (HIP) 2020/21 to 2030/31

Appendix 9 Part 4

| Housing Investment Programme (HIP) Financing: | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | Total |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|------------------|
| | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's |
| Capital receipts: Buy Back | 50.0 | 50.0 | 50.0 | 50 | 50 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 50.0 | 500.0 |
| Capital Receipts: One for One replacement | 369.8 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 450.0 | 4,500.0 |
| HRA Capital Investment Reserve | 1,186.0 | 6,558.4 | 2,947.0 | 2,377.5 | 2,377.5 | 2,377.5 | 2,377.5 | 2,377.5 | 2,377.5 | 2,377.5 | 2,377.5 | 28,525.4 |
| Major Repairs Reserve | 6,526.4 | 6,806.1 | 6,780.6 | 5,981.8 | 5,987.9 | 5,994.1 | 6,000.4 | 6,006.8 | 6,490.9 | 6,497.6 | 6,504.5 | 63,050.7 |
| Housing Revenue Account (RCCO) | 0.0 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 122.5 | 1,225.0 |
| S 106 Affordable Housing Contributions | | 349.9 | | | | | | | | | | 349.9 |
| Decent Homes Grant | | 361.6 | | | | | | | | | | 361.6 |
| Shared Ownership Sales Capital Receipts | | 5,769.8 | 2,197.5 | 477.5 | 477.5 | 477.5 | 477.5 | 477.5 | | | | 10,354.8 |
| Homes England Affordable Homes Grant | | 4,066.5 | | | | | | | | | | 4,066.5 |
| Social Housing Decarbonisaton Grant - BEIS | | 1,351.0 | | | | | | | | | | 1,351.0 |
| LAD 1B BEIS - Green Homes Grant | | 268.0 | | | | | | | | | | 268.0 |
| LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub | | | 796.5 | | | | | | | | | 796.5 |
| LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery | | | 2,112.0 | | | | | | | | | 2,112.0 |
| HRA Additional Borrowing | 25,002.4 | 33,379.2 | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | 9,033.3 | 0.0 | 0.0 | 0.0 | 87,579.2 |
| Housing Revenue Account Related HIP Financing | 33,134.6 | 59,533.0 | 24,489.4 | 18,492.6 | 18,498.7 | 18,504.9 | 18,511.2 | 18,517.7 | 9,490.9 | 9,497.6 | 9,504.5 | 205,040.6 |

| Estimated Housing Investment Programme Resources after Financing:- | 31/3/2020 | 31/3/2021 | 31/3/2022 | 31/3/2023 | 31/3/2024 | 31/3/2025 | 31/3/2026 | 31/3/2027 | 31/3/2028 | 31/3/2029 | 31/3/2030 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's | £'000's |
| Capital Receipts: One for One replacement | 0.0 | 168.6 | 518.6 | 1,068.6 | 1,818.6 | 2,768.6 | 0.0 | 950.0 | 1,900.0 | 2,850.0 | 3,800.0 |
| HRA Capital Investment Reserve | 25,322.2 | 28,495.5 | 23,203.1 | 22,364.1 | 22,307.6 | 22,218.1 | 22,022.6 | 21,707.1 | 21,254.6 | 20,761.1 | 20,115.6 |
| Major Repairs Reserve | 6,500.2 | 5,994.4 | 5,394.3 | 4,943.7 | 5,418.9 | 6,017.0 | 6,740.9 | 7,592.5 | 8,574.7 | 9,212.8 | 9,986.2 |
| HRA Shared Ownership Capital Receipts | 191.2 | 191.2 | 2,297.5 | 477.5 | 477.5 | 477.5 | 477.5 | 477.5 | 0.0 | 0.0 | 0.0 |
| S 106 Affordable Housing Contributions | 406.7 | 349.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Decent Homes Grant | 361.6 | 361.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Homeless Capital Grant | | | | | | | | | | | |
| Homes England Affordable Homes Grant - The Triangle | | 3,496.5 | | | | | | | | | |
| Homes England Affordable Homes Grant - Turpin Court | | 570.0 | | | | | | | | | |
| Social Housing Decarbonisaton Grant - BEIS | | 1,351.0 | | | | | | | | | |
| LAD 1B BEIS - Green Homes Grant | | 268.0 | | | | | | | | | |
| LAD 2 BEIS - Green Homes Grant - Midlands Energy Hub | | | 453.9 | | | | | | | | |
| LAD 3 BEIS - Sustainable Warmth Grant - On Gas Delivery & Private Sector Lanlord Contributions | | | 2,112.0 | | | | | | | | |
| Total Housing Investment Programme Resources | 32,781.8 | 41,246.7 | 33,979.5 | 28,853.9 | 30,022.6 | 31,481.2 | 29,241.0 | 30,727.1 | 31,729.3 | 32,823.9 | 33,901.7 |

General Fund Programme & Resources

Appendix 9 Part 5

Capital Programme 2021/22 to 2025/26

| | Proposed expenditure | | | | | Total £'000 |
|---|----------------------|------------------|------------------|------------------|------------------|----------------|
| | 2021/22 £'000 | 2022/23 £'000 | 2023/24 £'000 | 2024/25 £'000 | 2025/26 £'000 | |
| Capital summary | | | | | | |
| Strategic Leadership Portfolio | 223.3 | 647.0 | 362.0 | 294.0 | 316.0 | 1,842.3 |
| Health & Community Protection Portfolio | 195.0 | 82.6 | 27.5 | - | - | 305.1 |
| Culture Portfolio | 3,172.3 | 19,429.8 | 467.6 | - | - | 23,069.7 |
| Finance Portfolio | 200.2 | 137.5 | - | - | - | 337.7 |
| Neighbourhood Portfolio | 6,225.6 | 15,527.3 | 1,068.7 | 80.0 | 80.0 | 22,981.6 |
| Development Portfolio | 7,598.6 | 20,181.0 | 4,335.2 | - | - | 32,114.8 |
| Total capital programme (A) | 17,615.0 | 56,005.2 | 6,261.0 | 374.0 | 396.0 | 80,651.2 |
| Capital resources brought forward | | | | | | |
| Usable Capital receipts | - | - | - | - | - | |
| Capital Investment Reserve | 1,256.2 | 1,276.2 | 1,303.2 | 1,303.2 | 1,303.2 | |
| Public Amenity Reserve | 243.5 | 175.2 | 345.2 | 345.2 | 345.2 | |
| Equipment Renewal Reserve | 629.8 | -69.2 | -580.0 | -675.1 | -623.1 | |
| ICT Replacement Reserve [#] | 131.7 | 102.1 | -388.6 | -598.6 | -558.1 | |
| Total capital resources brought forward (B) | 2,261.2 | 1,484.4 | 679.8 | 374.8 | 467.3 | |
| Additions in year to resources | | | | | | |
| Borrowing / leasing | 4,698.6 | 34,573.3 | 1,011.6 | - | - | 40,283.5 |
| Capital receipts | 1,261.0 | 6,835.0 | 160.0 | - | - | 8,256.0 |
| External contributions | 8,796.2 | 11,007.6 | 3,582.3 | - | - | 23,386.1 |
| Revenue Contributions to Capital Outlay (RCCO) | 659.1 | 155.0 | 80.0 | 80.0 | 80.0 | 1,054.1 |
| Capital Investment Reserve (net increase) | -100.0 | -27.0 | - | - | - | -127.0 |
| Other reserves used for capital financing | 2,200.0 | 2,955.5 | 1,427.6 | 294.5 | 316.5 | 7,194.1 |
| Total additions to capital resources in year (C) | 17,514.9 | 55,499.4 | 6,261.5 | 374.5 | 396.5 | 80,046.8 |
| Total available capital resources (B+C) | 19,776.1 | 56,983.7 | 6,941.3 | 749.3 | 863.8 | 80,046.8 |
| less: Capital programme expenditure as above (A) | 17,615.0 | 56,005.2 | 6,261.0 | 374.0 | 396.0 | 80,651.2 |
| Capital resources carried forward (B+C-A) | 2,161.1 | 978.5 | 680.3 | 375.3 | 467.8 | |
| Reduction in capital resources brought forward (C - A) | -100.1 | -505.8 | 0.5 | 0.5 | 0.5 | -604.4 |

Note: [#] Equipment Renewal Reserve is expected to have a negative balance in 2022/23 and both ICT Reserve and Equipment Renewal Reserve are expected to have a negative balance in 2023/24

Title: Housing Revenue Account (HRA) Budget 2022/23 and Housing Rents Setting Report

Lead Officer: Lisa Barker, Victoria Bamber & Andrew Rollins

Portfolio Holder: Councillor Matecki

Wards of the District directly affected: All

Summary

The report informs Members on the Council's financial position for the Housing revenue Account, bringing together the latest and original Budgets for 2021/22 and 2022/23. It follows on from the HRA Business plan approved by members in December 2021. The report presents a balanced budget for 2022/23.

The report makes recommendations to members in respect of Council tenant housing rents, garage rents and other HRA charges for 2022/23.

Recommendation(s)

- (1) That Cabinet recommends to Council to approve the proposed increase to rents for all tenanted dwellings (excluding shared ownership) for 2022/23 in line with National Rent Policy, as detailed in section 1.1.
- (2) That Cabinet recommends to Council to note the HRA Social dwelling rents for all new tenancies created in 2022/23 continue to be set at Target Social (Formula) Rent for Social rent properties.
- (3) That Cabinet recommends to Council to note that the HRA Affordable dwelling rents for all new tenancies created in 2022/23 continue to be set at the standard National Affordable rent level.
- (4) That Cabinet recommends to Council to note that any new shared ownership tenancies will continue to adopt lease agreements based on the existing Housing & Communities Agency (HCA) template lease with rents increased by RPI + 0.5% annually.
- (5) That Cabinet recommends to Council to approve that garage rents for 2022/23 continue to be increased by 10% per year, as detailed in section 1.4
- (6) That Cabinet recommends to Council to approve the proposed changes to the 2021/22 budget as detailed in section 1.5.5.
- (7) That Cabinet recommends to Council to approve the proposed 2022/23 revenue budget, as detailed in section 1.6.2.
- (8) That Cabinet recommends to Council to note the Sheltered Housing Heating, Water and Lighting recharges for 2022/23, set to achieve full cost recovery (Appendix 4).

1 Background/Information

1.1 Social Rent Setting and National Rent Policy

- 1.1.1 From April 2020, a new national rent policy came into effect, which included the ability for Councils to increase rents annually by up to CPI (at September) +

1% per annum. The Council will increase rents for Social and Affordable rent dwellings by CPI at September 2021 which was 3.1% +1% with the total rent increase being 4.1% from April 2022.

- 1.1.2 Details of current rents and those proposed because of these recommendations are set out in Appendix 1. It is noted that from April 2016 Target Formula rents are applied when a dwelling becomes void and re-let, existing tenancies prior to this policy change continue under the historic rent regime with inflation linked in line with national rent policy. Appendix 1 contains the average rents for both Target Formula Rent and Historic Rent policy dwellings.
- 1.1.3 A comparison of the Councils proposed 2022/23 rents to Local Market Rents, National Formula Rent Caps and Local Housing Allowance Rents is set out in Appendix 2. The Councils Social Rents are 41% lower than the Local Average Weekly Market Rent. This means that the Council's housing service reduces the cost of living for tenants, allowing more money to be spent in the wider economy and reducing the social welfare costs of helping lower income tenants afford their rent.
- 1.1.4 From April 2016 landlords were permitted to set the base rent as the Target Social Rent (also known as Target Formula Rent) for new tenancies. In the Councils case this represented a small increase over the social rent charged for tenanted properties and was projected to increase rental income in total by around £6,000 in 2021/22. These tenancies are subject to agreed rental policy to comply with the Welfare Reform and Work Bill 2016.
- 1.1.5 The Council adopted the policy to introduce Target Formula Social Rents on new tenancies issued upon a dwelling becoming void and re-let. This phased approach equates to approximately 400 dwellings per year transferring from the social prior rent policy to Target Formula Rents. Existing tenancies commencing prior to April 2016 will remain on the prior rent policy with rents being inflated by CPI+1 in line with Target Social Rents Dwellings.
- 1.2 New Affordable Housing Tenancies
 - 1.2.1 New Affordable Housing Tenancies within the HRA will continue to have their rents set in line with the National Affordable Housing Rate which is 80% of the Local Market Rent in line with planning permission and grant approvals from Homes England.
 - 1.2.2 Existing Affordable Housing tenancies will continue to pay 'Warwick Affordable' rents for the remainder of their tenancy to ensure there are no negative financial implications for existing tenants.
 - 1.2.3 Affordable rents and 'Warwick Affordable' rents are inflated in line with national rent policy at CPI (at September) + 1%. CPI at September was 3.1% and so with the total rent increase is 4.1% from April 2022. This change was noted in the HRA Business Plan projections approved by Cabinet in December 2021.
- 1.3 Shared Ownership
 - 1.3.1 The Council currently owns 24 Shared Ownership Dwellings at the time of writing this report. Shared owners purchase a % of the property from the Council and are required to pay rent on the proportion of their home which they do not own.
 - 1.3.2 The shared ownership properties' rent increases are not governed by national rent Policy, but the Council adopted the Homes England (previously the Homes and Communities Agency - HCA) template lease agreement which includes a schedule on rent reviews. Schedule 4 of the lease agreement determines that

the rent will be increased by RPI (at November) + 0.5% from April each financial year.

1.3.3 RPI at November 2021 was 7.1% +0.5% with the total rent increase being 7.6% from April 2022. This is a 6.2% increase in comparison to November 2021 when it was 0.9%+0.5% totalling 1.4%.

1.3.4 The Council will continue to use lease agreements based on the existing Housing & Communities Agency (HCA) template lease for all new shared ownership tenancies.

1.4 Garage Rents

1.4.1 Garage rent increases are not governed by national guidance although in recent years' consideration has been made in regard to the level of increase applied to the garages. In 2020/21 as part of the HRA Rent Setting Report, Cabinet approved garage rents to be increased by 10% per year over a 5-year period with following years being inflated by CPI. The Council does not have a formal policy for the setting of rents for garages, but the points below contributed to the decision to increase the rents:

1.4.2 Two different rent charges apply to garages depending upon whether the renter is an existing WDC tenant or not. There are also parking spaces and cycle sheds which are charged for

1.4.3 Market Research shows that in the private sector, garages are being marketed in the district with rents ranging from £40-£85 per month (local market valuations last reviewed January 2021). The average monthly rent for a Council garage is currently £46.71.

1.4.4 Demand for garages fluctuates with some sites having waiting lists whereas there are vacancies on others. This affects the overall rent received value.

1.4.5 At the time of writing this report 32% of the total garage stock is void at the time of writing this report, worth approximately £324,200 in potential income in a 12-month period. Work to review each site to potentially reduce the level of voids and possibly attract additional income is in progress.

1.4.6 The Garage Rents have increased by 10% per year from April 2021. For 2022/23, a tenant's weekly charge will increase on average by £1.08 per week from £10.78 to £11.86. Non-tenants also pay VAT on the charge, so VAT inclusive rates will increase by £1.29 per week, from £12.94 to £14.23. There are a number of Garages of non-conventional size which are charged varying rates, these rents will also be increased by 10%.

1.5 HRA Revenue Budgets 2021/22 latest and 2022/23 base

1.5.1 The Council is required to set a balanced budget for the HRA each year, approving the level of rents and other charges that are levied. The Executive makes recommendations to Council that take into account the base budgets for the HRA and current Government guidance on national rent policy.

1.5.2 Appendix 3 summarises the adjustments from 2021/22 base budgets to the 2021/22 latest budgets and 2022/23 base budgets.

1.5.3 The Housing Investment Programme (HIP) is presented as part of the separate February 2022 report 'Revenue and Capital Budget 2022/23'. The recommendations will enable the proposed latest HIP to be delivered and contribute available resources to the HRA Capital Investment Reserve for future development whilst maintaining a minimum working balance on the HRA of at least £1.5m in line with Council policy.

1.5.4 The dwelling rents have been adjusted to take account of the loss of rent resulting from actual and anticipated changes in property numbers and changes based on the number of actual and forecast Right-To-Buy sales and acquisitions.

1.5.5 The following table summarises the figures in Appendix 3 and shows how the latest 2021/22 HRA budget has been calculated and how this has changed from the original 2021/22 approved budget:

| | £ |
|---|--------------------|
| Original Approved Net HRA Operational Income Surplus 2021/22 | (7,762,600) |
| Net Increase in Expenditure | 570,300 |
| Net Increase in Income | 0 |
| Latest Net HRA Surplus 2021/22 | (7,192,300) |

1.5.6 Key drivers of the increase in Expenditure budgets include:

- A Painting & Decorating Earmarked Reserve Request due to Covid-19 Pandemic related delayed works needing to be completed in the following year which temporarily increased the budget for one financial year. The EMR was approved as part of the Councils Financial Year End Report in August 2022.

1.5.7 As a result of the above variations to the 2021/22 HRA budgets, the forecast contribution to the HRA Capital Investment Reserve for the year will be £2.797m.

1.6 HRA Revenue Budgets 2022/23 base

1.6.1 In determining the 2022/23 Base Budget, the over-riding principle is to budget for the continuation of services at the agreed level. The following adjustments need to be made to the 2021/22 Original Budgets:

- Removal of any one-off and temporary items
- Addition of inflation (contractual services and pay only)
- Addition of previously agreed growth items
- Addition of unavoidable growth items
- Inclusion of any identified savings

1.6.2 The table below summarises the figures in Appendix 3 and shows how the 2022/23 HRA base budget has been calculated.

| | £ |
|--|--------------------|
| Original Approved Net HRA Surplus 2021/22 | (7,762,600) |
| Net Increase in Expenditure | 240,100 |
| Net Increase in Income | (1,272,900) |
| Original Net HRA Surplus 2022/23 | (8,795,400) |

1.6.3 Key drivers of the change in Expenditure budgets include:

- A net increase in Expenditure from General Supervision & Management of £240,100 consisting of:
 - Reduction in Housing Repairs Supervision Costs (-£95,100)
 - Increase in Supplies and Services & Bad Debt Provision due to increase Covid-19 related arrears (+£8,600)

- Increased Supervision and Management Costs linked with Salary inflation (£326,600)
- A £1,272,900 increase of HRA dwelling and Garage rents as per Rent Policy and Inflation.

1.6.4 A number of assumptions have been made in setting the budgets for 2022/23.

1.6.4.1 Inflation of 2% has been applied to general budgets.

1.6.4.2 Rents - The base rent budget in this report is a baseline calculated from the rental assumptions presented in the 2022 HRA Business Plan and as noted in paragraphs 2-2.7 above.

1.6.4.3 Growth / Income Reductions from Unavoidable and previously committed growth have been included in the Base Budget.

1.6.4.4 HRA Capital Investment Reserve - Any HRA operational surplus above the amount required to maintain the appropriate HRA working balance of £1.5m is transferred into the HRA Capital Investment Reserve to be used on future HRA capital projects. The 2022/23 Base Budget allows for a £4,220m contribution to the reserve.

1.6.4.5 Notional Interest has been charged to the HRA within the Capital Charges. This represents the cost of tying up resources in the asset. This has been charged against HRA garages and shops at their Existing Use Value (EUV). HRA housing has not been included in this calculation due to the assured nature of tenancies, restricting the council's ability to sell occupied housing assets.

1.7 Sheltered Housing Heating, Water and Lighting recharges for 2022/23

1.8 Costs for electricity, gas, water, and laundry facilities are provided at some sheltered housing schemes and are recovered as a weekly charge. These utility charges are not eligible for Housing Benefit. Tenants are notified of these charges at the same time as the annual rent increase. Appendix 4 contains the charges for 2022/23 which will commence on the 1st April 2022.

1.8.1 A policy of full cost recovery was adopted in the report to Cabinet "Heating, Lighting and Water Charges 2018/19 – Council Tenants' on 7th February 2018." Recharges are levied to recover costs of electricity, gas, and water supply usage to individual properties within one of the sheltered and the 5 very sheltered housing schemes.

1.8.2 The costs of maintaining communal laundry facilities are also recharged at those sites benefitting from these facilities under the heading of miscellaneous charges.

1.8.3 Utility costs are reviewed in line with Council contracts to ensure affordability. The gas and electricity used to deliver communal heating and lighting is supplied under the provisions of the Council's energy supply contracts. Other measures such as installing Photovoltaic cells (solar panels) at James Court, Tannery Court and Yeomanry Court in April 2012 assist with reducing tenant's costs with the electricity generated reducing consumption from the national grid.

- 1.8.4 The charges necessary to fully recover costs for electricity, gas, water, and laundry facilities in 2022/23 are calculated annually from average consumption over the last three years, updated for current costs, average void levels and adjusted for one third of any over-recover or under-recovery in previous years. The use of an average ensures that seasonal and yearly variations are reflected in the calculation.
- 1.8.5 The total cost to the Council in 2021/22 has been calculated at £171,200 for Electricity, Heating, Lighting and Laundry and £34,400 for Water which has been included in the Independent Living Service Charges budget in Appendix 3. This will be recovered by being recharged to the tenants of applicable Sheltered Housing Schemes with the service charges being itemised on Appendix 4.

2 Alternative Options available to Cabinet

- 2.1 The purpose of this report is to produce budgets as determined under the requirements of the Financial Strategy, in line with current Council policies. Any alternative strategies will be the subject of separate reports.
- 2.2 **Garage Rents** - The Council has discretion over the setting of Garage rents. It would be possible to set Garage rents higher than those proposed to maximise income; however significantly higher rents may make Garages harder to let and so reduce income. Similarly, rents could also be reduced but this would reduce income to the HRA Budget when it is needed.
- 2.3 **Dwellings** - The Council does have the discretion to decrease rents for existing tenants. However, following the negative impact of the previous rent policy of a four-year fixed 1% rental income reduction and the negative impact of the Covid-19 Pandemic; any decreases would further reduce the level of income for the HRA, which in turn could impact upon the viability of future projects and business requirements.
- 2.4 **Shared Ownership** - The Council does not have the discretion to change the rent schedule for existing shared ownership dwellings, which is determined by the existing terms of the lease.

3 Consultation and Member's comments

- 3.1 Include any comments received in response to the consultation on the report.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 The proposals are in line with current legislation where applicable.

4.2 Financial

- 4.2.1 The HRA is a key component of the Council's budget framework and the budgets proposed are in accordance with the long term HRA Business Plan. The gross increased income generated from inflating rents in line with Government Rent Setting Policy in 2022/23 in relation to, Social Rents, Affordable Rents, Shared Ownership Rents, Garage Rents, and service charges is estimated as a total budget growth of £1,272,900 as noted in Appendix 3.

- 4.2.2 The changes to rents proposed within the report were previously outlined within the latest HRA Business Plan, which was approved by Cabinet in December 2021. Some values underpinning the Business plan will have changed, most notably Shared Ownership rents where the November RPI rate was not yet available and was estimated at the time the Business Plan was written.
- 4.2.3 The recommended budgets maintain the minimum working balance on the HRA expected under current Council policy, increasing by inflation each year.
- 4.2.4 The HRA Business Plan will continue to be reviewed throughout 2022/23 to take account of the changes proposed through the budget setting process and outlined within this report, and also subsequent changes to national policy or adjustments needed to reflect changes to existing spending priorities throughout the year.

4.3 **Council Plan**

- 4.3.1 **People - Effective Staff** - In line with the recent Housing restructure all staff are properly trained, all staff have the appropriate tools. All staff are engaged, empowered, and supported. The right people are in the right job with the right skills and right behaviours.
- 4.3.2 **Services - Maintain or Improve Services** - The HRA Business plan ensures the model is able to focus on our customers' needs, continuously improve our processes Increase the digital provision of services
- 4.3.3 **Money - Firm Financial Footing over the Longer Term** - Better return/ use of our assets. Full Cost accounting, continued cost management. Maximized income earning opportunities. Seek best value for money.

The HRA budgets provide the necessary resources to achieve these outcomes which Enable tenants' needs to be met and support improvement of services relating to Council Housing Stock. Setting sufficient budgets and planning for the future ensures the business plan remains viable to meet service provision

A key element of Fit for the Future is ensuring that the Council achieves the required savings to enable it to set a balanced budget whilst maintaining service provision. The Housing Revenue Account is subject to the same regime to ensure efficiency within the service.

4.4 **Environmental/Climate Change Implications**

- 4.4.1 As part of the HRA repairs, maintenance, replacement and investment work, consideration is given to the Environmental impact. The Council has a work programme for decarbonising the housing stock in response to the Climate Emergency declared by the Council. The Council is focused on delivering Council dwellings and services which enable them to meet their agreed strategic outcomes.

4.5 **Analysis of the effects on Equality**

- 4.5.1 None

4.6 **Data Protection**

- 4.6.1 None

4.7 **Health and Wellbeing**

4.7.1 None

5 Risk Assessment

5.1 The Council's Significant Business Risk Register contains several risks which are finance related. Shortage of finance will impact upon the Council's plans for the provision of services. Reduced income or increased expenditure will reduce the funding available. The risks, and appropriate control mechanisms, for the 2022/23 HRA Budget and the rent increase process are considered below.

5.1.1 The main sources of income which may be subject to increases/decreases include:

- Rental income, including increased arrears from Covid-19 pandemic and bad debts (and the impact from the introduction of Universal Credit), void rent loss and Sale of Council Houses (SOCH) through Right to Buy (RTB)
- Service Charges
- Fees and charges
- Investment interest
- Grants

5.1.2 Increased expenditure in service provision may be due to:

- Inflation and price increases for supplies and services
- Increased demand for services increasing costs
- Changes to taxation regime
- Unplanned and unexpected responsive expenditure
- Assumed savings in budgets not materialising
- Changes in Government legislation.

5.1.3 When setting the HRA budget for 2022/23, a sensitivity analysis of assumptions relating to these risks and their potential impact on the budget is as follows:

5.1.3.1 The Covid-19 Pandemic impact on Central and Local Government finances is expected to affect the Economy for the next 3-5 years. There are several potential risks for instance in regard to the Government's ability to continue to support housing development with grants from Homes England and the ability to continue to fund Homelessness initiatives. Central Government's stance on these matters will have to be monitored closely as changes to current arrangements will impact this model negatively.

5.1.3.2 The level of CPI was a lot lower than expected when setting the prior year's 2021/22 rents at 0.5% and the 2022/23 figure of 3.1% is a lot higher than expected due to the impact of Covid-19 on the UK's economy. Prior to these fluctuations an expectation of 1.5%-1.7% prior to the pandemic occurring. A similar impact has been seen with RPI which was 0.9% in 2021/22 in comparison to the rate being 7.1% in 2022/23. This reduction in inflation rates in the previous financial year resulted in a lesser level of rental income growth in budgets of approximately £312,000 less than was originally expected. This is mitigated for 2022/23 with the increase in Rents budgets of £1,258,800 but If the impact of Covid-19 continues to affect the UK's Economy and these fluctuations continue for 3-5 years it is difficult to

anticipate future HRA Income Growth. Pessimistic assumptions have been included in the overall Housing Business Plan and budgets for a contingency measure.

- 5.1.3.3 COVID-19's ongoing negative financial impact on housing tenants is still unknown. Rent Arrears have increased nationally, and it is expected this will result in bad debts being written off as a result in future financial years. An analysis of the changes in the HRA rent arrears from 2019/20 to 2020/21 was reported in the December HRA Business Plan using an extract from the Council's 2020/21 Financial Statements. Net arrears have increased by £326k which meant the council had to increase its bad debt provision to £385k in the last financial year. A number of approaches have been adopted to reduce the levels of arrears caused by the Covid-19 pandemic and it is anticipated that this is a temporary increase which will return to pre-pandemic levels in due course as the economy recovers. Arrears will be re-assessed regularly and monitored as we progress through the pandemic.
- 5.1.3.4 The UK's Brexit transition period ended on the 31st December 2020 although Brexit was not expected to immediately impact rents and the Housing business plan there could be impacting circumstances that could affect the UK construction industry such as delays on imported construction supplies being received and European labour losses may result in higher construction labour costs. As these outcomes are very uncertain all housing development schemes will be re-appraised and checked for viability regularly.
- 5.1.3.5 A 0.5% change in void housing rent loss = £134,800 increase or decrease to rental income.
- 5.1.3.6 On average the loss of rental income due to RTB sales is £4,900 per property for a full year for each home sold, assuming RTB sales are spread fairly evenly throughout the year.
- 5.1.3.7 In some circumstances, ex-RTB properties must be offered to the Council in advance of the property being advertised on the market. An annual reoccurring budget of £500,000 has been included in the most recent version of the Housing Investment Plan presented to December 2021 Cabinet as part of the HRA Business Plan Report to enable a modest number of properties to be repurchased each year, mitigating the rental loss upon the longer-term Business Plan. Furthermore, the Council has agreed proposals to build new council housing, effectively replacing those sold through the RTB.
- 5.1.3.8 The implementation of Universal Credit as a replacement of Housing Benefit has raised an issue whereby every 5-6 years 53 Mondays fall in a financial year, such a year occurred in 2019/20 with the next occurrence being circa 2024/25. This presents an issue as 53 rent debits are raised, rather than the usual 52, which causes issues with tenants in receipt of Universal Credit, which cannot account for a 53-week year effectively leaving the tenant short over the year by 1 weeks rent. This could have impacted up to 780 claimants, with an estimated maximum loss of £70,200 potential income to the HRA during a 53-week year although this loss would not be immediately apparent due to the Councils tenant arrears policy. Universal Credit has still not been fully implemented with a large number of tenants still receiving Housing Benefit. This Department for Work & Pensions' (DWP) 52-week

calculation policy has been legally challenged but The High Court ruled on 23 September 2020 that “formulae for converting weekly rents to a monthly value for the purposes of calculating Universal Credit entitlement are neither irrational nor unlawful.” The Judge found “that the Universal Credit Regulations were not intended or designed to reimburse a tenant for every penny spent on housing costs but were only intended to provide a contribution towards them”. A number of options have been explored to assess if the 52/53-week issue could be resolved but any change would require IT build requirements, additional expenditure, and changes to regulations hence no decision has been made to make a change, although the matter remains under review as part of the ‘test and learn’ approach to Universal Credit. This ongoing issue will be monitored, the Local Government Association (LGA) are continuing to make representations to both DWP and MHCLG in regard to a long-term solution to this issue.

- 5.1.4 Were any, or all, of these possibilities to arise the impact could be accommodated within the proposed HRA budget for 2022/23 and HRA Business Plan.
- 5.2 Many controls and mitigations are in place to help manage these risks. These include:
 - 5.2.1 The comprehensive Budget Review process. This entails all budget managers reviewing their budgets, considering previous, current, and future years, along with any possible issues that may impact upon their budgets. As part of this process, Budget Review reports are issued to the Executive and Senior Management Teams.
 - 5.2.2 Financial Planning with the Housing Business Plan, bringing together all known/projected issues that will impact on HRA finances in the medium and long term.
 - 5.2.3 Financial controls, including the Codes of Financial and Procurement Practice, system controls, reconciliations, audit (internal and external).
 - 5.2.4 Project Management and associated controls.
 - 5.2.5 Trained staff and access to appropriate professional advice (e.g., Legal, Local Government Futures for advice on local government funding and developments in housing).
 - 5.2.6 Scrutiny by Members of the Council’s finances, including Budget Reports and the financial implications of all proposals brought to them for consideration.
 - 5.2.7 Maintaining a HRA Capital Investment Reserve (CIR) to fund capital investment, such as providing new homes, and to fund any unexpected HRA costs.
 - 5.2.8 In addition to Reserves, the HRA Balance stands at £1.5m. This is available to accommodate any unplanned expenditure, or to make up any shortfall in income. However, the Council should seek to maintain the balance at this level, increased by RPI each year, and replenish any monies that are drawn down.
 - 5.2.9 The HRA follows the same Risk Management process as all Service Areas across the Council, including the on-going review and maintenance of risk registers.

5.2.10 Specific causes of reductions to income or increased expenditure should continue to be managed by the Service Area as part of managing risks within the Service Risk Register. The Housing & Assets Service Area Risk Registers are brought to Finance and Audit Scrutiny Committee every two years.

6 Conclusion/Reasons for the Recommendation

6.1.1 It is recommended the review of the Housing Revenue Account Budgets and Rent revisions are approved to enable the budgets to be revised accordingly.

Background papers:

HRA Business Plan presented to Cabinet on the 9th December 2021

Housing Revenue Account (HRA) Budget 2020/21 and Housing presented to Cabinet on 11th February 2021

Supporting documents:

Appendix 1 HRA Rent Setting Report - Rent Summary

Appendix 2 HRA Rent Setting Report – Rent Comparison

Appendix 3 HRA Budgets 2022/23

Appendix 4 Heating, Lighting, Water, Misc Recharges 2022/23

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|---|
| Please complete and submit to Democratic Services with draft report | | |
| Committee/Date | 10 February 2022 | |
| Title of report | Housing Revenue Account (HRA) Budget 2022/23 and Housing Rents Setting Report | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | 27/01/2022 | Councillor Jan Matecki |
| Financial Services * | 27/01/2022 | Victoria Bamber & Andrew Rollins |
| Legal Services * | | |
| Other Services | | |
| Chief Executive(s) | 27/01/2022 | Chris Elliot |
| Head of Service(s) | 27/01/2022 | Lisa Barker |
| Section 151 Officer | 27/01/2022 | Mike Snow |

| | | |
|---|------------|--|
| Monitoring Officer | | |
| CMT (WDC) | 27/01/2022 | Andy Jones, Chris Elliot |
| Leadership Co-ordination Group (WDC) | | |
| Other organisations | | |
| Final decision by this Committee or rec to another Cttee/Council? | | Recommendation to :Cabinet / CouncilCommittee |
| Contrary to Policy/Budget framework | | No/Yes |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No/Yes, Paragraphs : |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | No/Yes, Forward Plan item – scheduled for (date) |
| Accessibility Checked? | | File/Info/Inspect Document/Check Accessibility |

HRA Rent Setting Report - Rent Summary

Historic Rent Regime Weekly Rents - Formula, Current and Proposed Social Rents

- The Historic Rent Regime levels are slightly lower than Target Formula Rent
- It is estimated that approximately 2000 HRA dwellings are currently paying Target Formula Rents with approximately 400 dwellings per year transferring from the historic rents policy

| Number of Bedrooms | 2021/22 | 2022/23 | 2022/23 | |
|---|---|--|---|-------------|
| | Historic Rents - Weekly Rent - Averages | Historic Rents - Proposed Weekly Rent - Averages | Proposed Average Weekly Rent 4.1% (CPI 3.1% + 1%) | Increase in |
| Studio | £63.81 | £66.43 | £2.62 | 4.1% |
| 1 | £80.44 | £83.73 | £3.30 | 4.1% |
| 2 | £88.46 | £92.08 | £3.63 | 4.1% |
| 3 | £100.13 | £104.24 | £4.11 | 4.1% |
| 4 | £109.24 | £113.71 | £4.48 | 4.1% |
| 5 | £148.29 | £154.37 | £6.08 | 4.1% |
| Averages Based on all HRA Social Rent Stock | £90.39 | £94.09 | £3.71 | 4.1% |

Target Formula Weekly Rents - Formula, Current and Proposed Social Rents

- From April 2016 the national rent policy was updated with all NEW Social Rent Tenancies being charged Target Formula Social Rent
- Target Formula rents are applied when a dwelling becomes void and re-let, existing tenancies prior to this policy change continue under the historic rent regime with inflation linked in line with national rent policy

| Number of Bedrooms | 2021/22 | 2022/23 | 2022/23 | |
|---|--------------------------------|---|---|-------------|
| | Target Formula Rent - Averages | Target Formula Rent - Proposed Weekly Rent - Averages | Proposed Average Weekly Rent 4.1% (CPI 3.1% + 1%) | Increase in |
| Studio | £67.27 | £70.03 | £2.76 | 4.1% |
| 1 | £85.84 | £89.36 | £3.52 | 4.1% |
| 2 | £94.19 | £98.05 | £3.86 | 4.1% |
| 3 | £107.87 | £112.29 | £4.42 | 4.1% |
| 4 | £120.46 | £125.40 | £4.94 | 4.1% |
| 5 | £163.55 | £170.25 | £6.71 | 4.1% |
| Averages Based on all HRA Social Rent Stock | £96.72 | £100.69 | £3.97 | 4.1% |

"Warwick" Affordable Rent - Existing Schemes Only from April 2021

- Prior to April 2021 "Warwick Affordable Rents" were charged which was a local policy to charge a mid point between National Affordable Rents and Target Social Rent
- In 2020 Homes England Investment Partner Status was achieved so National Affordable Rents will now apply from April 2021 on all new Affordable tenancies
- Existing tenants will continue to pay "Warwick Affordable Rents" for the remainder of their tenancy to ensure financial hardship is not caused by this policy change
- The average market rent for "Warwick Affordable Rent" Schemes is based on independent valuations prepared upon completion of Sayer Court (2016) and Bremridge Close (2019) by a RICS registered Valuer.
- The average market rent is based on median weekly rents data from Hometrack .
- Affordable rent is calculated at 80% of the market rent
- "Warwick" affordable rent is calculated at the midpoint between affordable rent and target social rent
- Some affordable rents properties are subject to a service charge of £7.39 per week

| Number of Bedrooms & Property Type (SC/B denotes different schemes) | 2021/22 Rent Per Week | 2022/23 Rent Per Week | | |
|---|--|---|---|------|
| | Average "Warwick" Affordable Rent (existing tenancies) | Warwick Affordable Rent *** (existing tenancies Only) | Average Proposed increase for Existing Tenants Only from 1st April 2021 | |
| 1 Apartment (SC) | £109.54 | £114.03 | £4.49 | 4.1% |
| 2 Apartment (SC) | £132.84 | £138.29 | £5.45 | 4.1% |
| 2 Bungalow (SC) | £144.77 | £150.71 | £5.94 | 4.1% |
| 3 Bungalow (SC) | £169.82 | £176.78 | £6.96 | 4.1% |
| 2 House (B) | £129.60 | £134.92 | £5.31 | 4.1% |
| 3 House (B) | £152.13 | £158.37 | £6.24 | 4.1% |
| 2 Bungalow (B) | £129.60 | £134.92 | £5.31 | 4.1% |

National Affordable Rent - New Affordable Schemes from April 2021

- National Affordable Rents Policy will apply to all Affordable Tenancies from April 2021.
- Historic Affordable Housing Stock currently paying "Warwick Affordable" Rents will transfer to the National Affordable rent levels when dwellings become void and are re-let.
- Affordable rent is calculated at 80% of the market rent using the Average Market Rents sourced from Hometrack for the Warwick District area at December 2020

Existing Tenancies

| Number of Bedrooms | 2021/22 Rent Per Week | | 2022/23 Rent Per Week | | |
|--------------------|--|--|--|---|---|
| | Average Local Market Rent (Hometrack Dec 2020) | Average Affordable Rent - 80% of local Market Rent | Average Affordable Rent - 80% of local Market Rent | Proposed increase for Existing Tenants Only | 2022/23 Proposed Average Increase in Weekly Rent 4.1% (CPI 3.1% + 1%) |
| 1 | £159.00 | £127.20 | £132.42 | £5.22 | 4.1% |
| 2 | £196.00 | £156.80 | £163.23 | £6.43 | 4.1% |
| 3 | £259.00 | £207.20 | £215.70 | £8.50 | 4.1% |
| 4 | £350.00 | £280.00 | £291.48 | £11.48 | 4.1% |

New Tenancies from April 2022

| Number of Bedrooms | 2022/23 Rent Per Week | |
|--------------------|--|--|
| | Average Local Market Rent (Hometrack Dec 2021) | Average Affordable Rent - 80% of local Market Rent |
| 1 | £162.00 | £129.60 |
| 2 | £206.00 | £164.80 |
| 3 | £283.00 | £226.40 |
| 4 | £391.00 | £312.80 |

5 Bed Properties

11 Campion Terrace £131.25 (target rent £174.91)
2 Lancaster Place £113.65 (target rent £131.04)
8 Regent Street £112.25 (target rent £174.91)
173 Rugby Road £173.35 (target rent same) sublet to Coventry Cyrenians Ltd
Average Weekly Rents

| Current Year 2021/22 | |
|----------------------|----------------------|
| Old Rent Regime | Target Formula Rents |
| 131.25 | 174.91 |
| 113.65 | 131.01 |
| 174.91 | 174.91 |
| 173.35 | 173.35 |
| 148.29 | 163.55 |

RE: 5 Bed Housing Rents Query - Message (HTML)

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RE: 5 Bed Housing Rents Query

hsgfin
To: Victoria Bamber
Cc: Anna Monkton; Dominic Linton; Daniel Leach

Not Classified
You replied to this message on 27/01/2022 10:07.

From: Victoria Bamber <Victoria.Bamber@warwickdc.gov.uk>
Sent: 25 January 2022 17:42
To: hsgfin <hsgfin@warwickdc.gov.uk>
Cc: Anna Monkton <Anna.Monkton@warwickdc.gov.uk>; Dominic Linton <Dominic.Linton@warwickdc.gov.uk>
Subject: 5 Bed Housing Rents Query

Hello Housing Finance


I am just pulling together the Appendices for the Rent setting report and was wondering if you could let me know the weekly rents for the 5 bedroom houses in the Social housing stock, I have it noted that we only have 4x 5 Bed houses which is skewing my rent %'s so I was wondering if you could please send me a list of their current weekly rents please? Could you also advise if they are under the old rent policy or the new Target Formula rent policy?

I would be very grateful for your help

Many thanks

Victoria Bamber CMAA Dip MA
Principal Accountant – (Housing & Property Services)

Financial Services, Warwick District Council, Riverside House,
Milverton Hill, Royal Leamington Spa, CV32 5HZ
Tel. 01926 456804 www.warwickdc.gov.uk



* Please don't print this email unless you really need to.

WDC HRA Rent Setting Report - Rent Comparisons 2022/23

Comparison to Local Market Rents - WDC Historic Rents Regime - Average Rents

- The overall average rents charged for HRA dwellings are compared with the average market rents
- Median local average private market rents (as at December 2019) from Hometrack
- The Council currently charges Historic Social Rent, Target Formula Social Rent, "Warwick Affordable Rents", National Level Affordable Rents (From April 2021) - All are inflated by CPI+1
- Shared Ownership Rents are excluded from this exercise and inflated by RPI+0.5% in line with the lease agreement

| Number of Bedrooms | 2021/22 WDC Average Weekly Rent | 2022/23 WDC Proposed Average Weekly Rent (inflated by CPI+ 1%) | Hometrack Local Average Weekly Market Rent (Dec 2021) | Difference between Proposed WDC Rent and Market Rent | Proposed 2022/23 WDC Rent as a % of Market Rent |
|---|---------------------------------|--|---|--|---|
| 1 Bedroom | £80.44 | £83.73 | £162.00 | -£78.27 | 52% |
| 2 Bedroom | £88.46 | £92.08 | £206.00 | -£113.92 | 45% |
| 3 Bedroom | £100.13 | £104.24 | £283.00 | -£178.76 | 37% |
| 4 Bedroom | £109.24 | £113.71 | £391.00 | -£277.29 | 29% |
| Average 2022/23 Proposed WDC Rent as a % of Market Rent | | | | | 41% |

Comparison to Local Market Rents - Target Formula Rents

- From April 2016 the national rent policy was updated with all NEW Social Rent Tenancies being charged Target Formula Social Rent
- Target Formula rents are applied when a dwelling becomes void and re-let, existing tenancies prior to this policy change continue under the historic rent regime with inflation linked in line with national rent policy
- It is estimated that approximately 1600 HRA dwellings are currently paying Target Formula Rents

| Number of Bedrooms | 2021/22 WDC Average Formula (Target) Rent | 2022/23 WDC Proposed Average Formula (Target) Rent (inflated by CPI+ 1%) | Hometrack Current Local Average Weekly Market Rent | Difference 2022/23 WDC Formula Rent to Market Rent | 2022/23 WDC Formula Rent as a % of Market Rent |
|--------------------|---|--|--|--|--|
| 1 Bedroom | £85.84 | £89.36 | £162.00 | -£72.64 | 55% |
| 2 Bedroom | £94.19 | £98.05 | £206.00 | -£107.95 | 48% |
| 3 Bedroom | £107.87 | £112.29 | £283.00 | -£170.71 | 40% |
| 4 Bedroom | £120.46 | £125.40 | £391.00 | -£265.60 | 32% |

Comparison to Local Market Rents - Affordable Rents (National Level)

- Prior to April 2021 "Warwick Affordable Rents" were charged but Homes England Investment Partner Status was achieved in 2020 so National Affordable Rent applies from April 2021 on all new Affordable tenancies

| Number of Bedrooms | 2022/23 Hometrack Local Average Weekly Market Rent | 2022/23 Affordable Rent 80% Local Market Rent | Difference 2022/23 Affordable Rent to Local Market Rent | 2022/23 Affordable Rent as a % of Market Rent |
|--------------------|--|---|---|---|
| 1 Bedroom | £162.00 | £129.60 | -£32.40 | 80% |
| 2 Bedroom | £206.00 | £164.80 | -£41.20 | 80% |
| 3 Bedroom | £283.00 | £226.40 | -£56.60 | 80% |
| 4 Bedroom | £391.00 | £312.80 | -£78.20 | 80% |

Comparison to National Formula Rent Caps - Target Formula Rent

- Annual Target Formula Rent Caps represent the highest possible rents that can be charged to Social Housing tenants.
- The Rent Cap Data is as per the Regulator of Social Housing Publication "Limit on annual rent increases 2021-22"
- Formula Rent Caps are applicable from the 1st April each year

| Number of Bedrooms | Target Formula Rent Caps for 2022-23 | WDC Average Formula Rents 2022/23 | Difference between WDC Average Formula Rents and Rent Cap | WDC Rents as a % of Formula Rent Caps |
|--------------------|--------------------------------------|-----------------------------------|---|---------------------------------------|
| 1 Bedroom | £155.73 | £89.36 | -£66.37 | 57% |
| 2 Bedroom | £164.87 | £98.05 | -£66.82 | 59% |
| 3 Bedroom | £174.03 | £112.29 | -£61.74 | 65% |
| 4 Bedroom | £183.18 | £125.40 | -£57.78 | 68% |

Comparison to Local Housing Allowance Limit - Target Formula Rent

- LHA (Local Housing Allowance) is the cap for housing benefit for those who rent privately, subject to other eligibility criteria.
- Rates shown are for the Warwickshire South Broad Rental Market Area, December 2020 sourced from the Valuation Office Agency via Direct Gov
- LHA does not apply to council tenants; it is shown to illustrate the highest rents that can be supported by housing benefit in the private rented sector.

| Number of Bedrooms | LHA Local Housing Allowance Limit ** (Dec 2021) | WDC Average Formula Rents 2021/22 | Difference between WDC Average Formula Rents and LHA | WDC Rents as a % of LHA Rent Caps |
|--------------------|---|-----------------------------------|--|-----------------------------------|
| 1 Bedroom | £143.84 | £89.36 | -£54.48 | 62% |
| 2 Bedroom | £172.60 | £98.05 | -£74.55 | 57% |
| 3 Bedroom | £207.12 | £112.29 | -£94.83 | 54% |
| 4 Bedroom | £276.16 | £125.40 | -£150.76 | 45% |

Appendix 3 - HRA Budgets 2021/22 - 2022/23

| HOUSING SERVICES - HOUSING REVENUE ACCOUNT | | Outturn 2020/21 | Original Budget 2021/22 | Latest Budget 2021/22 | Original Budget 2022/23 | Variance 2021/22 | Variance 2022/23 |
|--|---|---------------------|----------------------------|--------------------------|----------------------------|---------------------|---------------------|
| | | £ | £ | £ | £ | £ | £ |
| | | A | B | C | D | C - B | D - B |
| 7000 HOUSING REVENUE ACCOUNT | | | | | | | |
| EXPENDITURE | | | | | | | |
| 7000-2094 | Housing Repairs Supervision | 820,481 | 942,000 | 942,000 | 942,000 | 0 | 0 |
| 7000-2097 | HRA Repairs and Maintenance | 5,306,892 | 6,450,200 | 6,961,000 | 6,350,100 | 510,800 | (100,100) |
| 7000-2100 | Electricity | 58 | 400 | 0 | 0 | (400) | (400) |
| 7000-2110 | Gas | 80 | 2,500 | 2,500 | 3,000 | 0 | 500 |
| 7000-2300 | Rates | 43,432 | 49,000 | 45,000 | 50,600 | (4,000) | 1,600 |
| 7000-2310 | Council Tax | 193,459 | 142,500 | 142,500 | 145,100 | 0 | 2,600 |
| 7000-2400 | Water Charges-Metered | 31,764 | 41,600 | 41,600 | 42,300 | 0 | 700 |
| 7000-2410 | Water Rates | 649 | 0 | 0 | 0 | 0 | 0 |
| PREMISES | | 6,396,815 | 7,628,200 | 8,134,600 | 7,533,100 | 506,400 | (95,100) |
| 7000-4430 | Debt Recovery Agency Costs | 0 | 4,000 | 4,000 | 4,100 | 0 | 100 |
| 7000-4700 | Grants-Revenue | 2,000 | 0 | 0 | 0 | 0 | 0 |
| 7000-4800 | Contributions To Provisions | 0 | 75,800 | 75,800 | 77,200 | 0 | 1,400 |
| 7000-4810 | Bad Debts Provision | 350,736 | 395,500 | 395,500 | 402,600 | 0 | 7,100 |
| SUPPLIES AND SERVICES | | 352,736 | 475,300 | 475,300 | 483,900 | 0 | 8,600 |
| 7000-5770 | Consultants Fees | 1,440 | 0 | 0 | 0 | 0 | 0 |
| THIRD PARTY PAYMENTS | | 1,440 | 0 | 0 | 0 | 0 | 0 |
| 7000-7670 | Supervision & Management - General | 2,644,427 | 3,351,900 | 3,438,300 | 3,726,100 | 86,400 | 374,200 |
| 7000-7675 | Supervision & Management - Special | 2,326,404 | 2,650,400 | 2,627,900 | 2,602,800 | (22,500) | (47,600) |
| SUPPORT SERVICES | | 4,970,831 | 6,002,300 | 6,066,200 | 6,328,900 | 63,900 | 326,600 |
| 7000-8200 | Loss On Impairment/Revaluation Of Assets | (81,917) | 0 | 0 | 0 | 0 | 0 |
| 7000-8810 | Depreciation on Council Dwellings | 5,512,704 | 5,654,000 | 5,654,000 | 5,654,000 | 0 | 0 |
| 7000-8811 | Depreciation on Other HRA Properties | 450,894 | 541,800 | 541,800 | 541,800 | 0 | 0 |
| 7000-8812 | Depreciation on Equipment | 57,049 | 10,700 | 10,700 | 10,700 | 0 | 0 |
| CAPITAL CHARGES | | 5,938,730 | 6,206,500 | 6,206,500 | 6,206,500 | 0 | 0 |
| GROSS EXPENDITURE | | 17,660,552 | 20,312,300 | 20,882,600 | 20,552,400 | 570,300 | 240,100 |
| INCOME | | | | | | | |
| 7000-9019 | Government Grants - Covid-19 | (4,974) | 0 | 0 | 0 | 0 | 0 |
| 7000-9110 | Grant from other LA's - Covid-19 | (201,375) | 0 | 0 | 0 | 0 | 0 |
| 7000-9208 | Other Income | (3,410) | 0 | 0 | 0 | 0 | 0 |
| 7000-9260 | Insurance Settlement | (1,091) | 0 | 0 | 0 | 0 | 0 |
| 7000-9303 | Fees+Charges General | 0 | (2,000) | (2,000) | (2,000) | 0 | 0 |
| 7000-9320 | Credit Card Charges | (1) | 0 | 0 | 0 | 0 | 0 |
| 7000-9395 | Other Licences | (695) | (4,200) | (4,200) | (4,200) | 0 | 0 |
| 7000-9397 | Heating Charges | (168,651) | (164,500) | (164,500) | (164,500) | 0 | 0 |
| 7000-9402 | Service Charges | (194,483) | (204,000) | (204,000) | (204,000) | 0 | 0 |
| 7000-9407 | Service Charges Supporting People | (108,672) | (161,400) | (161,400) | (171,200) | 0 | (9,800) |
| 7000-9422 | Water Charges Supporting People | (36,090) | (33,000) | (33,000) | (34,400) | 0 | (1,400) |
| 7000-9442 | Service Charges Leasehold | (9,935) | 0 | 0 | 0 | 0 | 0 |
| 7000-9500 | Rents-Housing | (24,779,676) | (25,330,000) | (25,330,000) | (26,341,100) | 0 | (1,011,100) |
| 7000-9506 | Rents-Shared Ownership | (61,425) | (73,700) | (73,700) | (100,000) | 0 | (26,300) |
| 7000-9507 | Rents-Affordable | (546,455) | (513,300) | (513,300) | (731,900) | 0 | (218,600) |
| 7000-9509 | Use and Occupation - Homeless | (65,547) | (30,000) | (30,000) | (33,000) | 0 | (3,000) |
| 7000-9510 | Rents-Garages | (691,855) | (762,200) | (762,200) | (764,900) | 0 | (2,700) |
| 7000-9520 | Rents-Others | (365,011) | (353,700) | (353,700) | (353,700) | 0 | 0 |
| 7000-9710 | General Fund | (38,700) | (38,700) | (38,700) | (38,700) | 0 | 0 |
| GROSS INCOME | | (27,278,046) | (27,670,700) | (27,670,700) | (28,943,600) | 0 | (1,272,900) |
| NET INCOME FROM SERVICES | | (9,617,494) | (7,358,400) | (6,788,100) | (8,391,200) | 570,300 | (1,032,800) |
| 7000-9610 | Interest-Balances | (224,995) | (304,200) | (304,200) | (304,200) | 0 | 0 |
| 7000-9810 | Capital Charges - Adj | 0 | (100,000) | (100,000) | (100,000) | 0 | 0 |
| NET OPERATIONAL INCOME | | (9,842,489) | (7,762,600) | (7,192,300) | (8,795,400) | 570,300 | (1,032,800) |
| APPROPRIATIONS | | | | | | | |
| 7000-8000 | Notional Interest | 14,356,600 | 14,357,000 | 14,357,000 | 14,357,000 | 0 | 0 |
| 7000-8030 | Reversal of Notional Interest | (14,356,600) | (14,357,000) | (14,357,000) | (14,357,000) | 0 | 0 |
| 7000-8600 | External Interest | 4,765,564 | 4,765,600 | 4,765,600 | 4,765,600 | 0 | 0 |
| 7000-9801 | Approp HRA Resource Equiv to Depn to MRR | 6,020,646 | 0 | 0 | 0 | 0 | 0 |
| 7000-9802 | Approp from CAA to Offset HRA MRR Resources | (6,020,646) | 0 | 0 | 0 | 0 | 0 |
| 7000-B015 | Capital financing | 1,185,970 | 0 | 0 | 0 | 0 | 0 |
| 7000-B017 | Cap Fin-Rev Contr to Cap Outlay(GF+HIP) | 0 | 119,600 | 119,600 | 119,600 | 0 | 0 |
| 7000-B043 | Cont from Reserves | 851,675 | 8,000 | (109,300) | 73,400 | (117,300) | 65,400 |
| 7000-B044 | Contrib HRA Capital Invest Reserve (Dr) | 4,359,311 | 3,250,100 | 2,797,100 | 4,220,700 | (453,000) | 970,600 |
| 7000-B282 | Recognised gains/losses -asset sales | 2,332,150 | 0 | 0 | 0 | 0 | 0 |
| 7000-B288 | F Assets sales b/s val trf to I & E a/c | 1,576,597 | 0 | 0 | 0 | 0 | 0 |
| 7000-B515 | Capital financing | (1,185,970) | 0 | 0 | 0 | 0 | 0 |
| 7000-B543 | Cont from Reserves | (57,600) | (100,000) | (100,000) | (100,000) | 0 | 0 |
| 7000-B782 | rec gains/losses - fa - reversal | (2,332,150) | 0 | 0 | 0 | 0 | 0 |
| 7000-B786 | NCA Impair/Revals Losses charged to rev | 81,917 | 0 | 0 | 0 | 0 | 0 |
| 7000-B789 | F Asset sales trf from I & E to CAA a/c | (1,576,597) | 0 | 0 | 0 | 0 | 0 |
| 7000-B791 | employee benefits accruals (cr) | (8,115) | 0 | 0 | 0 | 0 | 0 |
| 7000-B990 | Net IAS19 Charges for Retirement Benefits | (683,629) | (878,800) | (878,800) | (878,800) | 0 | 0 |
| 7000-B991 | Employers Contribs payable to Pension Fd | 365,026 | 402,000 | 402,000 | 402,000 | 0 | 0 |
| 7000-B992 | Pensions Interest+Rate of Return Assets | 138,141 | 165,700 | 165,700 | 165,700 | 0 | 0 |
| TRANSFER (TO) / FROM HRA RESERVE | | (30,200) | (30,400) | (30,400) | (27,200) | 0 | 3,200 |
| Balance Brought Forward | | (1,482,900) | (1,513,100) | (1,513,100) | (1,545,600) | | |
| HRA BALANCE CARRIED FORWARD | | (1,513,100) | (1,543,500) | (1,543,500) | (1,572,800) | 0 | 3,200 |

Appendix 4 - 2022/23 Sheltered Heating, Lighting and Miscellaneous Charges

The Charges necessary to fully recover costs are calculated annually from average consumption over the last 3 years, updated for current costs. The use of an average ensures that seasonal and yearly variations are reflected in the calculation

Heating, Lighting and water charges are intended to be full cost recovery from 2019/20 with the charges updated each year following the methodology above.

Increases/ decreases to charges are checked and authorised by the Head of Housing, Head of Finance and in consultation with the relevant portfolio holders, any changes to the income will be reflected in the HRA rent setting report.

| Heating, Lighting and Miscellaneous Recharges | Current Charge per Week 2021/22 | Proposed Charge per Week 2022/23 | Proposed Increase/ (Decrease) per week 2022/23 |
|--|---------------------------------|----------------------------------|--|
| Acorn Court, Stockton Grove, Lillington, Royal Leamington Spa | £ | £ | £ |
| No's 1-12, 14-41 | 11.95 | 12.95 | 1 |
| No's 43, 44, 46, 47 (Misc. Charge Only) | 1.85 | 1.85 | 0 |
| Tannery Court, Bertie Road, Kenilworth | | | |
| No's 1, 2, 4-6, 7a, 8-12, 22a, 14-40 | 13.05 | 11.40 | -1.65 |
| Yeomanry Close, Priory Road, Warwick | | | |
| No's 1-12,14-32 | 10.7 | 12.15 | 1.45 |
| James Court, Weston Close, Warwick | | | |
| No's 1-12, 14-26 | 9.30 | 10.50 | 1.20 |
| Chandos Court, Chandos Street, Royal Leamington Spa | | | |
| No's 1-12,11a, 25a,14-46 | 13.50 | 15.35 | 1.85 |
| Radcliffe Gardens, Brunswick Street, Royal Leamington Spa | | | |
| Bedsits and 1 Bed Flats | 7.95 | 9.55 | 1.60 |
| 2 Bedroom Flats | 11.90 | 14.30 | 2.40 |

| Water Recharges Weekly Cost Analysis | Acorn Court | Tannery Court | Yeomanry Close | James Court | Chandos Court |
|---|-------------|---------------|----------------|-------------|---------------|
| | £ | £ | £ | £ | £ |
| Charge payable for 2022/22 per week | 3.27 | 3.81 | 2.80 | 2.78 | 3.95 |
| Proposed weekly charge 2022/23 per week | 3.97 | 4.13 | 2.86 | 2.91 | 3.55 |
| Difference between 2021/22 & 2022/23 | 0.70 | 0.32 | 0.06 | 0.13 | -0.40 |

Title: St Mary's Lands, Warwick
Lead Officer: Chris Elliott
Portfolio Holder: Councillor Liam Bartlett
Wards of the District directly affected: Aylesford, Warwick

Summary

This report:

- a) Sets out the evaluation of the nesting bird protection measures undertaken last year, other comments received and proposes that the measures be continued for the next two years to allow for a longer period to review the impact.
- b) Sets out the review of the terms of reference and participation on the Working Party and requires a further report on public participation to be prepared for further discussion.
- c) Sets out the principle for all of the Council's work with groups on governance requirements.

Recommendation(s)

- (1) That Cabinet notes the ecologist's report commissioned by the Council, the comments of the Friends of St Mary's Lands (FoSML) and those of other groups (Appendices 2,3,3a and 4).
 - (2) That Cabinet agrees to continue the protection measures as set out in Plan 1 to be implemented and be continued for a further 2 years but are then subject to a full evaluation and review.
 - (3) That Cabinet agree the revised terms of reference for the St Mary's Lands Working Party attached at Appendix 5.
 - (4) That Cabinet agree that all organisations participating or working with the Council on projects or partnerships, for example, such as the St Mary's Lands Working Party (SMLWP) are asked to disclose their governance arrangements to ensure that they are open and transparent, and that non-disclosure of such arrangements will mean that such groups are excluded from participation.
 - (5) That Cabinet ask that a further report on how the SMLWP engages with the wider community be brought forward for consideration.
-

1 Background/Information

1.1 In March 2021 the Cabinet received a report which agreed that:

"2.1 That the results of the St Mary's Lands Working Party's assessment of access be noted and the measures for controlling access to sensitive breeding areas be supported.

2.2 That a review after the breeding season be undertaken involving the St Mary's Lands Working Party and the review findings be reported back.

2.3 That the Executive reviews the basis of participation of groups on the St Mary's Lands Working Party.

2.4 That the St Mary's Lands Working Party's Terms of Reference; mode of working; and, the basis for public participation be reviewed and submitted to the Executive for approval."

That report is attached as Appendix 1

- 1.2 The background to this decision was the need to introduce measures to protect ground nesting birds from disturbance over their nesting and chick rearing period (broadly February to August) on part of St Mary's Lands by introducing temporary barriers to people and dogs. Plan 1 shows the areas protected. Plan 2 shows the proposed protected measures in the context of the whole of St Mary's Lands.
- 1.3 Prior to implementing the measures, advice was sought from Warwickshire Wildlife Trust, who supported the initial proposals. Karl Curtis, The Director of Reserves and Community Engagement at WWT, stated:
"To successfully breed, these species need wide areas of long grass, which aren't bordered too closely with other vegetation such as trees and hedges, the area chosen is therefore the perfect habitat. It's essential that space is made for nature and by protecting the small area from disturbance for the breeding season means that local people's visit to St Mary's Land is enriched with the sweet song of Skylarks, just a stone's throw from Warwick town centre."
- 1.4 This measure was introduced and by and large was received well. The ecologist who carried out the initial evaluation undertook some repeat visits, and their subsequent evaluation report is attached at Appendix 2. It recommends a continuation of the protective measures as they have been accompanied by an increase in breeding pairs.
- 1.5 However, the Friends of St Mary's Lands (FOSML) have challenged the proposals and have produced their own report. The report was presented to the Leader, Portfolio Holder and the Chief Executive and is attached at Appendix 3 and a response to it is attached at Appendix 3a. In contrast though the Warwick Natural History Society (Appendix 4) support the continuation of measures advised by the ecologist's report as do the representative of the local wildlife group participating on the SMLWP. The professional opinion of the Council officers responsible for the management of the area also support the measures.
- 1.6 The portfolio holder has offered to host a site visit to discuss the differing views with a representative of the FOSML and the ecologist to see if an accommodation could be reached. However, the FOSML initially declined to participate but then suggested a meeting at short notice which the portfolio holder undertook which the ecologist advising the Council was not able to be present. This site meeting generated some questions that will be responded to via an addendum.
- 1.7 Given that the period when measures need to be introduced is near it is proposed that the protective measures be continued for this year and next, after which a full review is proposed. This will allow for a wider and longer-term

assessment of the ecological impact and give a proper opportunity for public consultation based on evidence.

- 1.8 The decision last March also required a review of the terms of reference and governance generally of the Working Party. In addition, the Working Party has been operating since 2015 and has largely worked well but the time has perhaps come to review and formalize it. It is proposed that the draft terms of reference attached at Appendix 5 be agreed. It has been circulated to all groups and their views have been sought and will be reported.
- 1.9 The focus of the SMLWP moving forward is to oversee and co-ordinate the elements of the masterplan rather than focusing on the day-to-day maintenance issues. It is proposed that these are directed toward the Portfolio holder and/or the 2 ward Councillors supported by the appropriate officers with the capacity to refer to the Working Party if the issue(s) is of wider significance.
- 1.10 The Working Party last met in January 2021. The papers for that meeting have always been treated as private and confidential given that it is an advisory body but sadly at the last meeting one party decided to make public a draft paper the day after it had been discussed. The name of the Chair and other officers of that Group are not publicly identifiable to discuss this matter, and this raises an issue of openness and transparency especially given the emphasis upon the Council to behave this way.
- 1.11 The Council works with many groups across the District, and many have registered as Charities, some run web sites with the minutes of their meetings published and are open and transparent about their governance arrangements and their elected officers. This however is not universal.
- 1.12 It is proposed that where community groups are working with the Council that all participating groups and their representatives provide details of their Governance arrangements. If such details are not offered, then such groups should not be allowed to participate in the Council's deliberations until they do so. Some groups will however be new and inexperienced and will require assistance to put effective governance in place and this support is available.
- 1.13 There is still an outstanding issue to conclude on how the Working Party engages with the wider community as it takes forward the Masterplan proposals and it is proposed that this be subject to a further report.

2 Alternative Options available to Cabinet

- 2.1 The Cabinet could decide to vary the protection measures or not undertake any albeit that carries potential reputational and legal implications.
- 2.2 The Cabinet could also vary or not require terms of reference or not seek to address the governance issues of the Working Party.
- 2.3 The Cabinet could decide to disband the Working Party and take forward the masterplan proposals separately.
- 2.4 None of the above alternative options above are recommended.

3 Consultation and Member's comments

- 3.1 The feedback on the proposals is set out as appendices to this report and views on the terms of reference and on the content of the draft report will be circulated.

- 3.2 The portfolio holder is also one of the local ward Councillors and has had input into the issues covered in this report.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 There are no legal or human rights implications of the proposals aside from the implications of not protecting the ground nesting birds.

4.2 Financial

- 4.3 The cost of the measures is circa £1,000 plus VAT and the review is £1,100 (to be undertaken in 2023/24 year) which can be funded from the St Mary's Lands budget.

4.4 Council Plan

- 4.4.1 The St Mary's Lands Working Party has been in place to help create and then implement the masterplan for the St Mary's Lands open space. Its effective governance is therefore important to the delivery of the masterplan. The work to date has already improved the open space and this accords with the Council's objectives.

4.5 Environmental/Climate Change Implications

The subject matter of this report doesn't have any direct impact on Climate Change, but the protection measures are part of the Council's attempts to protect and improve the biodiversity of the District.

4.6 Analysis of the effects on Equality

- 4.6.1 Not relevant.

4.7 Data Protection

- 4.7.1 There are no data protection issues arising from the proposals.

4.8 Health and Wellbeing

- 4.8.1 The proposals will enable all the public footpaths and tracks to remain open all year so that people (and their dogs) can continue to take walks which contribute to their health and well-being.

5 Risk Assessment

- 5.1 There is a legal risk in not taking effective measures to ensure the protection of ground nesting birds that have legal protection. There is also a reputational risk in not ensuring effective governance and that participatory bodies have clear lines of accountability. This report seeks to address these risks with appropriate mitigation measures.

6 Conclusion/Reasons for the Recommendation

- 6.1 This report asks Cabinet to note the impact from last year, approve the proposals to ensure protection measures are in place for ground nesting birds for the next 2 seasons and that the governance of the Working Party is updated to ensure that it remains effective.

Appendices

Appendix 1: Report of March 2021

Appendix 2: Ecologists Evaluation Report

Appendix 3: FoSML Report on Proposals

Appendix 3a: Response to FoSML Report

Appendix 4: Letter from Warwick Natural History Society

Appendix 5: SMLWP – Proposed Terms of Reference

Plan 1: Map showing location of measures

Plan 2: Maps showing measures in context of the whole of St Mary's Lands

Appendix 1 – March 2021 Report

1. SUMMARY

- 1.1 At the 17th November 2020 Executive Committee was asked to note the recommendation that the Working Party prepare an access strategy to protecting ground nesting birds and identify any additional maintenance costs for subsequent Committee approval.
- 1.2 The ecology report recommended that additional measures are implemented to reduce the impact of disturbance and trampling of ground nesting birds through the use of temporary barriers to protect nesting sites during the breeding season (Mid-February to August).

2. RECOMMENDATION

- 2.1 That the results of the St Mary's Lands Working Party's assessment of access be noted and the measures for controlling access to sensitive breeding areas be supported.
- 2.2 That a review after the breeding season be undertaken involving the St Mary's Lands Working Party and the review findings be reported back.
- 2.3 That the Executive reviews the basis of participation of groups on the St Mary's Lands Working Party.
- 2.4 That the St Mary's Lands Working Party's Terms of Reference; mode of working; and, the basis for public participation be reviewed and submitted to the Executive for approval.

3. REASONS FOR RECOMMENDATIONS

Recommendations 2.1 and 2.2

- 3.1 At its meeting in November 2020 the Executive Committee agreed the following:
 - "2.1 That the Executive reviews the options for the flying hours of model aircraft as set out in Appendix 1 of this report and considers the St Mary's Lands working Party recommendation to adopt the hours recommended by the model flyers with the Working Party's recommended amendment to review the impact after a year.
 - 2.2 Subject to recommendation 2.1 above being agreed, that the hours of operation are made known via the Council website and on-site signage.

2.3 That the results of the St Mary's Lands Working Party's assessment of access be reported back to the Executive for a decision on controlling access to sensitive breeding areas, including the costs of additional barriers / site notices."

3.1 This report seeks to follow up on recommendation 2.3 above.

3.2 Members will know that St Mary's Lands is a large public open space on the western side of Warwick lying between the edge of town and the countryside leading to the A46. It is an area that falls wholly within the town's Conservation Area; houses a Grade II Listed Building with also the listed Hill Close Gardens immediately adjoining; and is partly a Local Nature Reserve.

3.2 St Mary's Lands is also home to a variety of uses and activities many of which are historic in nature, e.g., racecourse; golf course; football; local community use (Corps of Drums); walking, running, dog walking, etc. In addition, the area has for over 90 years been used as an area in which people can use to fly model aircraft. This makes it one of the oldest venues, if not the oldest, in the country for flying of model aircraft. It is also one of the oldest locations for a golf club in the country and is the 3rd oldest racecourse in the world.

3.3 The improvement of St Mary's Lands area is one of the Council's key projects, the Council having agreed in August 2017 to a Master Plan ([link to be inserted](#)) for the area as well as a delivery plan which is now being implemented. The Working Party brings together the organisations involved with the area and is now focusing on the implementation of the Master Plan. Since July 2017 the local association of model aircraft flyers have been represented on the Working Party. In October 2017 a presentation to Working Party was given by the model flyers' representative in support for a re-introduction of the more extensive hours of operation that used to operate prior to the last consideration of this issue by the Council in 2004.

3.5 St. Mary's Lands is also an important site for wildlife recognised by its Local Nature Reserve status. A key objective of the masterplan is increasing the site's wildlife value and overall biodiversity. The model aircraft are flown over areas that are used as breeding grounds by ground nesting birds. Whilst it is an offence to intentionally or recklessly disturb at, on or near an 'active' nest under the Wildlife and Countryside Act 1981, the wildlife group have witnessed unintentional disturbance and the nesting populations at St. Mary's Lands is at best stable.

3.6 Following the November 2017 Executive Committee approval, an ecology study was commissioned immediately afterwards. The ecologist undertook 3-site visits over a 7-month period and reported on its findings in August 2018. The

findings were inconclusive in that it could not identify any adverse impacts of model flying but could not confirm that they did not exist. The wildlife group were also concerned that whilst 3-site visits were undertaken, none of these coincided with the beginning of the breeding season (mid-February – early-March). Consequently, it was agreed that a more extensive ecological evaluation covering a full 12-month period would be required. A revised brief for the new survey was agreed and the works tendered. The ecologist was appointed in February 2019 and an interim report was issued in the summer of 2019 and a final report after the 12-month study in March 2020.

- 3.7 The ecology report identified the site as having high-ecology value for nesting birds and these are being affected by a cumulative impact from various disturbances. It identified the model flying having a low to medium disturbance impact. A higher level of disturbance was being made by dogs running into the nesting sites. The cumulative effect of both the model flying and dogs were seen to be detrimental to nesting birds. The ecologist's report therefore recommended some physical restrictions are made to prevent dogs from being able to access the sensitive breeding sites and that the model flying hours were adjusted to give a beginning and end of day periods without interruption from flying. The previous roping off of bird nesting sites offered little protection from dogs and the use of temporary physical barriers combined with site notices will assist in identifying and managing the nesting sites.
- 3.14** It was agreed in November 2020 that an assessment of the potential type and extent of barrier restrictions be undertaken and developed with the Working Party before the next breeding season started in mid-February 2021. Once that information had been collected and it demonstrated no significant issues then a formal public consultation was to be carried out based around site notices and information displays. It was felt at the time that this approach would allow all the issues to be properly examined and considered and this is important given the potential risks that may arise.
- 3.15 However, working up suitable proposals took longer than anticipated and draft proposals were not able to be put to the Working Party till 12th January 2021. The proposal that emerged is set out on **Plan 1** and shows a relatively small area of the St Mary's Lands that would be subject to a temporary barrier for a set period of time. Associated signage is also attached. However, this process meant that there was insufficient time to be able to undertake a formal public consultation prior to undertaking the works. Given the impending nesting season the Chief Executive authorised the operational works to be undertaken. It is however, proposed that the Council review the effects of this proposal with the Working Party, report back and consider proposals for the year 2022 onwards.
- 3.16 Although a wider public consultation was not undertaken there was extensive discussion both at the Working Party meeting in January and by email

subsequently. With the exception of the Friends of St Mary's Lands all the other member organisations to the Working Party agreed the proposals, this included the nature conservation interest.

- 3.17 The Friends position has been to deny that there is a problem. It did subsequently raise a different response which was to propose to move the nesting birds site to the "Straight" part of the racecourse, which is west of the Gog Brook. This land is not in the control of the Council and the Jockey Club which does control that land, pointed out the conflict it would have operationally with their use of that land, so it was not felt to be a feasible option. It is also doubtful whether the nesting site could be moved as was being suggested. The Friends group has nevertheless continued to raise objections. Sadly, the Friends have declined an offer for its Management Committee to discuss this and other matters with the Leader of the Council and the Chief Executive. It is even suggesting now that it will undertake a public consultation of its own volition.

Recommendation 2.3 and 2.4

- 3.18 This suggestion however, and the comments coming from it cannot be taken as credible since the members of the Management Committee of the Friends, other than the Secretary, are not disclosed. This raises a wide issue and so it is proposed therefore that in order that the Working Party representation is clearly accountable that all groups participating should be: recognised and organised by Company or Charitable law or similar legal arrangements; or where that is not the case by disclosing their management arrangements to the Council.
- 3.19 It is felt timely that after operating since late 2015 that the Working Party review its Terms of Reference; its mode of operation; and that how public participation is organised and managed, for consideration and approval by the Executive.

4. POLICY FRAMEWORK

4.1. FIT FOR THE FUTURE (FFF)

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects. This report shows the way forward for implementing a minor part of one of the Council's Key projects.

4.2 FFF STRANDS

4.3 EXTERNAL IMPACTS OF PROPOSAL(S)

People - Health, Homes, Communities – St Mary's Lands enables free to access to a range of opportunities for improved health outcomes with specific reference to physical and mental well-being. The proposal will not impact on this commitment to access to the open space.

Services - Green, Clean, Safe - The Council is committed to maintaining St Mary's Lands and preserving and enhancing public access as well as ensuring the area is well looked after especially given its bio diversity importance. The proposal may have an impact on the bio diversity but the other protective measures may act as appropriate mitigation.

Money- Infrastructure, Enterprise, Employment - The proposal enables an existing recreational opportunity to continue to be enjoyed and so will be beneficial in attracting visitors and so the local economy.

4.4 INTERNAL IMPACTS OF THE PROPOSAL(S)

People - Effective Staff – No impact

Services - Maintain or Improve Services – the proposal recognises customer needs and will improved service provision in line with these

Money - Firm Financial Footing over the Longer Term – the proposal will have minimal impact on the Council's budgetary situation.

4.5 SUPPORTING STRATEGIES

The adopted St Mary's Lands Master Plan is relevant to this issue since it is a key objective to protect and enhance the wildlife value and biodiversity.

4.6 CHANGES TO EXISTING POLICIES

Not relevant.

4.7 Impact Assessments – Not relevant.

5. Budgetary Framework

- 5.1** The estimated costs of the temporary barriers plus information notices is circa £2,500 and would be capable of being funded from the capital allocation for the St Mary's Lands works. Otherwise there is no additional budgetary implication of this proposal. This is a one-off cost, as the barriers can be taken down, stored and re-erected the following year.

6. Risks

- 6.1** Not recognising the need to protect the Local Nature Reserve could result in the denudation of the bio diversity and loss of a rare bird species in the District.

7. Alternative Option(s) considered

- 7.1** The Council could decide to take out the measures but given that the breeding season has started this is unadvisable. The Council could stick with roping off the area, the measures that it has previously adopted, but the ropes are often ignored and proved to be insufficient for the purpose.

8. Background

- 8.1** The St Mary's Lands Working Party which has been operating since late 2015 in its current form is made up of representatives as follows:

Warwick Town Council – 2 members

Warwick District Council – 5 members but only 2 names given

Warwickshire County Council – the ward member

Jockey Club – one person

Racing Club Warwick – one person

Hill Close Gardens Trust – one person

Warwick Golf Centre – one person

Corps of Drums – one person

Model Aircraft Group – one person

Friends of St Mary's Lands – one person

Warwick Society – one person

Nature Conservation Group – one person

- 8.2** Support is provided by Plincke Landscape who have acted as Project Co-ordinator and by the Chief Executive with other Council officers as required. Chairing has been rotational though rather ad hoc.

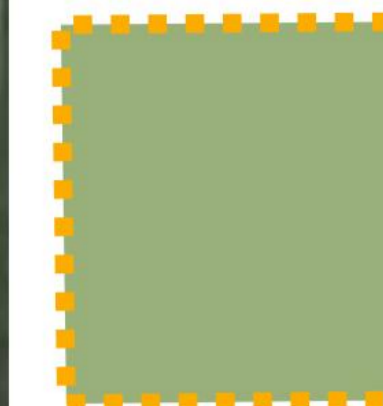
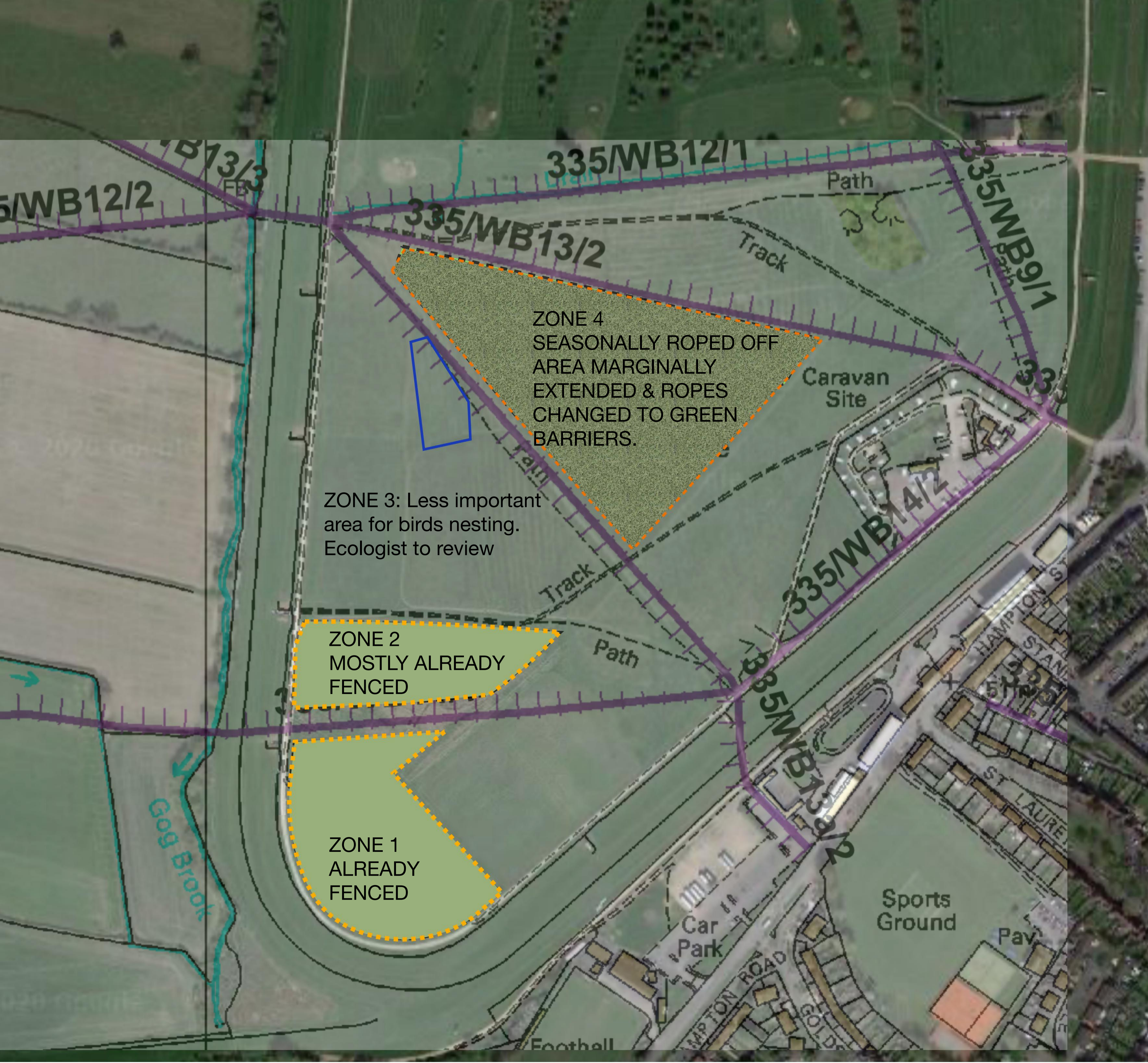
- 8.3 The Working Party has operated without a formal set of terms of reference but largely in an understood way of being able to discuss issues in confidence. It is not a Council Committee and so has no formal authority. Any conclusions/recommendations it makes are fed either into Council officer delegated decisions; into reports to the Council's Executive or into the decision making processes of the other participating bodies.

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|-------------|---|
| Committee/Date | | |
| Title of report | | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | | |
| Financial Services * | | |

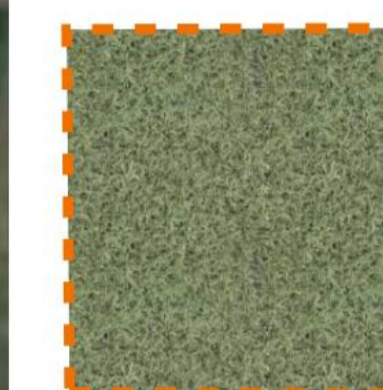
| | | |
|---|-----|--|
| Legal Services * | | |
| Other Services | | |
| Chief Executive(s) | | |
| Head of Service(s) | | |
| Section 151 Officer | | |
| Monitoring Officer | | |
| CMT (WDC) | | |
| Leadership Co-ordination Group (WDC) | | |
| Other organisations | | |
| Final decision by this Committee or rec to another Cttee/Council? | Yes | Recommendation to: CabinetCommittee |
| Contrary to Policy/Budget framework | No | |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | No | |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | Yes | |
| Accessibility Checked? | | |



Existing Permanently Fenced Areas, Keep fencing in place:

Reasons:

- extremely boggy underfoot
- the Snipe hide in there during winter
- many birds breed in the reed bed
- the pool is deep and a danger to the general public.



Seasonally Protected Areas:

Reasons:

- reduce disturbance to ground nesting birds
- increase wildlife diversity

Proposed Seasonal Barrier.



**St Mary's Lands
Warwick Racecourse
Warwick
CV34 6HW**

**Monitoring of Ground Nesting Birds
During April and June 2021**

September 2021

FINAL

Produced by
ASW Ecology Ltd. and
Ecology and Land
Management For Plincke
Landscape Ltd. on behalf of
Warwick Council



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MONITORING OF GROUND NESTING BIRDS

ST MARY'S LANDS,
WARWICK, WARWICKSHIRE



Commissioned by: Ecology & Land Management for Plincke Landscape Ltd. on behalf of **Warwick Council**.

Report Number: ASW/ELM/064/25/2021
September 2021



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EXECUTIVE SUMMARY

1. Overall, a total of 11 occupied skylark territories were proven to be present during the 2021 breeding season at St Mary's Lands, along with 2 meadow pipit breeding territories.
2. 6 of the 11 skylark breeding territories were within the fenced off ground nesting bird protection enclosure whilst both meadow pipit breeding territories were within the enclosure.
3. During this survey, it was clear that ground nesting birds at Lammas Field, were still being disturbed by dog walkers, where present outside of the fenced off breeding bird enclosure.
4. The fenced off enclosure is considered to be a success, based on these updated nesting bird results, and should be expanded for 2022 onwards.
5. The reason why more skylark territories were not within the enclosure is that the fenced off area is likely to be due to it not being large enough in size. If the enclosure can be expanded strategically to some degree, then this is likely to encapsulate further skylark territories.
6. Bird monitoring is recommended for future years since it will still need to be investigated if the above measures work or not, in protecting the ground nesting birds present.
7. Long term population trends in ground nesting birds would be invaluable at St Mary's Lands, given the very significant historic decline in skylark number over the decades at this site.

1. INTRODUCTION

- Monitoring of ground nesting birds was undertaken at Lammas Field, St Mary's Lands, Warwick, Warwickshire, during Spring and Summer 2021, for the client: Plincke Landscape Ltd for Warwick Council.
- This updated bird survey was required due to the need to formally assess the new fenced off enclosure to protect ground nesting birds, mainly the skylark population, at Lammas Field.
- The main method used for this updated bird survey, as well as the full results and the recommendations can be found within this report.
- Both this bird survey and the report were undertaken and compiled by Mr Andrew S. Waller, Consultant Ecologist, ASW Ecology Ltd.
- Mr Andrew S. Waller MSc BSc (Hons) MCIEEM, Director of ASW Ecology Ltd - has been a Consultant Ecologist since 1997 and has very extensive experience of wildlife and knowledge of protected wildlife speices. He has been studying wildlife in general for 40 years and is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and meets the requirements of being a Suitably Qualified Ecologist.

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2. METHODOLOGY

2.1 Monitoring of Ground Nesting Birds Method

- During April and June 2021, a total of two morning-based bird survey visits were undertaken at Lammas Field at St Mary's Lands, with all bird species identified by sight or sound, by an experienced consultant ornithologist.
- The bird survey visits were undertaken on the following dates (with the weather conditions stated): 20/4/2021 (dry, mild, calm and clear) and 9/6/2021 (dry, warm, light breeze, sunny, clear).
- A slow standard walk of the stated site was undertaken, with all fenced boundaries and adjacent land walked, so that the total number of ground nesting birds could be detected on each survey visit.
- The presence of singing male skylarks and meadow pipits plus where they were located in their occupied territories were noted carefully, and follows the method outlined for territory mapping in Bibby et al, 2005.
- Where any bird nests or breeding pairs for those species were recorded, these would also be plotted on the maps for each visit, as well as the above stated bird contacts and singing males.

2.2 Constraints

- The main constraint to the monitoring survey is that this follow-up investigation
- was not be undertaken over the total Spring/Summer period. However, visits were conducted to ensure the most suitable time of year for breeding ground nesting birds were observed.

- This survey was though undertaken to determine breeding bird status and the number of active territories at the application site, especially in regards to the
- skylarks and to meadow pipits. The survey was indeed conducted when birds were most active and all breeding territories would have been encountered during the appropriate visits at this peak time.

- As always though, without taking into account any further active surveying or
- monitoring, this study can only provide information on the presence of birds at this application site during the specific survey period.

3. MONITORING OF GROUND NESTING BIRDS RESULTS

3.1 Bird survey visits 1-2

TABLE A – Codes used below are in Map A at the end of this report

| BIRD SPECIES/CODE | VISIT 1 – 20/4/2021 | VISIT 2 – 9/6/2021 |
|--------------------------|--|--|
| Skylark (S.) | <p>Within enclosure: 5 singing males</p> <p>Outside of enclosure: 5 singing males</p> <p>Total: 10 singing males</p> | <p>Within enclosure: 6 singing males</p> <p>Outside of enclosure: 4 singing males</p> <p>Total: 10 singing males</p> |
| Meadow pipit (MP) | <p>Within enclosure: 1 pair foraging at western boundary of enclosure, adjacent to model aircraft area</p> <p>Outside of enclosure: 0 singing males</p> <p>Total: 1 pair</p> | <p>Within enclosure: 1 singing male at northern fence line of enclosure and later at same spot with food in beak</p> <p>Outside of enclosure: 0 singing males</p> <p>Total: 1 singing male</p> |

TABLE B - Breeding territories during 2021 monitoring survey.

| Species | Breeding territories within fenced off area | Breeding territories outside fenced off area |
|---------------------|---|--|
| <i>Skylark</i> | 6 | 5 |
| <i>Meadow Pipit</i> | 2 | 0 |

TABLE C - Breeding territories compared to previous monitoring surveys.

| Species | 1960s | 2016* | 2019 | 2021 |
|---------------------|-----------|-------|------|------|
| <i>Skylark</i> | 60-70 | 8+ | 8 | 11 |
| <i>Meadow Pipit</i> | Not known | 2-4 | 3 | 2 |

* West Midlands Bird Club

Tables B and C - Show results of breeding territories in 2021 and historically

4. CONCLUSIONS

4.1 Significance of the ground nesting bird monitoring results

- In summary, a total of 11 occupied skylark territories were proven to be present during the 2021 breeding season at St Mary's Lands, along with 2 meadow pipit breeding territories.

- 6 of the 11 skylark breeding territories were within the fenced off ground nesting bird protection enclosure whilst both meadow pipit breeding territories were within the enclosure.

- During this survey, it was clear that ground nesting birds at Lammas Field, were still being disturbed by dog walkers, where present outside of the fenced off breeding bird enclosure.

- The reason why more skylark territories were not within the enclosure is unclear but is it possibly due to the fenced off area not being large enough in size. If the enclosure can be expanded strategically to some degree, then this is likely to encapsulate further skylark territories.

- A total of 8 occupied skylark territories were proven to be present during the 2019 breeding season at Lammas Field, along with 3 meadow pipit occupied territories. The 2021 bird breeding survey has shown that skylark numbers have been proven to be slightly higher and it is hoped that this trend will continue.

- The fact that skylark numbers have declined hugely at Lammas Field over the decades is a major concern, with 60-70 pairs known to be present in the 1960s (pers. comm, ornithologist, Phil Robbins). This fully justifies, to all user groups, the continuation of the fenced off enclosure during the breeding bird season.

- Based on the single year trial, bird nesting territories have shown a small increase after many years of decline. This should be considered a cautious success. It is therefore recommended that the temporary barriers are re-instated and, where possible, expanded for subsequent years to establish whether the population decline can be reverse on a sustainable basis. Due to the evidence of climate change potentially affecting the vegetation structure at St Mary's Lands further consideration should also be given to vegetation management to ensure the habitat remains suitable for breeding skylark throughout the breeding season.

4.2 Summary of the legal protection of birds in the UK (Simplified summary only of the legislation – please see other texts for full details)

4.2.1 THE LEGAL PROTECTION OF BIRDS IN ENGLAND AND WALES

All birds have the following legal protection (although there are exceptions for game birds, some waterfowl and designated pest species). This is listed below.

All birds, their eggs and nests are protected by law under the Wildlife and Countryside Act 1981 (as amended). It is an offence to kill, injure or take any wild bird, or to take or destroy their eggs. It is also illegal to take, damage or destroy the nest of any wild bird while it is in use or being built (RSPB, 2001). No provisions can be made for the destruction of occupied bird nests, eggs, or young for development purposes, and no licences are available for this purpose.

Certain rare and/or vulnerable bird species such red kite, hobby, peregrine falcon, barn owl, kingfisher and black redstart are specially protected under Schedule 1, and have the following additional legal protection:

- It is an offence to intentionally (or recklessly, in England and Wales only) disturb any wild bird listed on Schedule 1 whilst it is nest building or is at (or near) a nest with eggs or young; or disturb the dependent young of such a bird.

5. RECOMMENDATIONS

5.1 Expanded protection of ground nesting birds at Lammas Field

- It is again strongly recommended that during the entire skylark breeding season period eg March to late August, that the key part of Lammas Field, where the skylarks and meadow pipits are still nesting, is fenced off completely again with appropriate temporary fencing.

- **It is further recommended that the protected fenced off area is expanded to allow for further breeding skylark territories to be protected in the breeding season, mainly to the North, West and SW of the existing protected area (see Appendix 4 for proposed additional areas).**

- **This may mean that new public consultation is needed but this expansion will only be minor in regards to the additional area to be protected. Such expanded protection will permit further skylarks' pairs to be protected from dog walkers during the breeding season.**

- The exact date for this fencing then to be carefully removed after the end of the nesting season for skylarks will depend on when the final broods are considered to be fully fledged.

- Such fenced off protected zones will again allow ground nesting bird species such as skylark and meadow pipit to breed normally within Lammas Field, with no disturbance from dogs.

- There must be high quality signage again at regular intervals around the fencing perimeter, explaining to the general public, why such fencing is needed, which bird species are being protected and that all dog walkers must keep out of the fenced area at all times.

- It will be vital that such fences are maintained at all times by Warwick District Council, that any damage to fencing is repaired promptly and that targeted monitoring is allowed to ensure that dog walkers are keeping out of the fenced protection zone for birds.

- The stated fencing will allow skylarks to rear two to three broods at the site, which are required to maintain population levels.

- **Further bird monitoring should be permitted in future years of the protected enclosure to allow for the long term assessment of trends in the skylark and meadow pipits breeding territories and if any further modifications are required.**

6. REFERENCES

- (1) Bibby, C.J., Burgess, N.D., Hill, D.A., Mustoe, S.H. (2005) Bird Census Techniques. Elsevier Academic Press, UK. 2nd Ed.
- (2) Carter, I. (2001) The Red Kite. Arlequin Press, Essex.
- (3) RSPB (2001) Wild Birds and the Law. RSPB, Sandy. UK.
- (4) Eaton, M. et al (2015) Birds of Conservation Concern 4. British Birds 108. Pages 708-746. UK.
- (5) Ruddock, M. & Whitfield, D.P. (2007) A Review of Disturbance Distances in Selected Bird Species. Scottish Natural Heritage.
- (6) Treweek, J. (1999) Ecological Impact Assessment. Blackwell Science Ltd, UK.

APPENDIX 1:

Photographs A-C



Photograph A

Lammas Field – showing fenced off enclosure protecting breeding skylarks and meadow pipits from human disturbance



Photograph B

The fenced off bird protection area can be expanded to the south-west towards the wetland area fenceline, which will take in further skylark territories



Photograph C

The fenced off bird protection area can also be expanded to the West so it takes in further grassland areas, where additional skylark territories were present

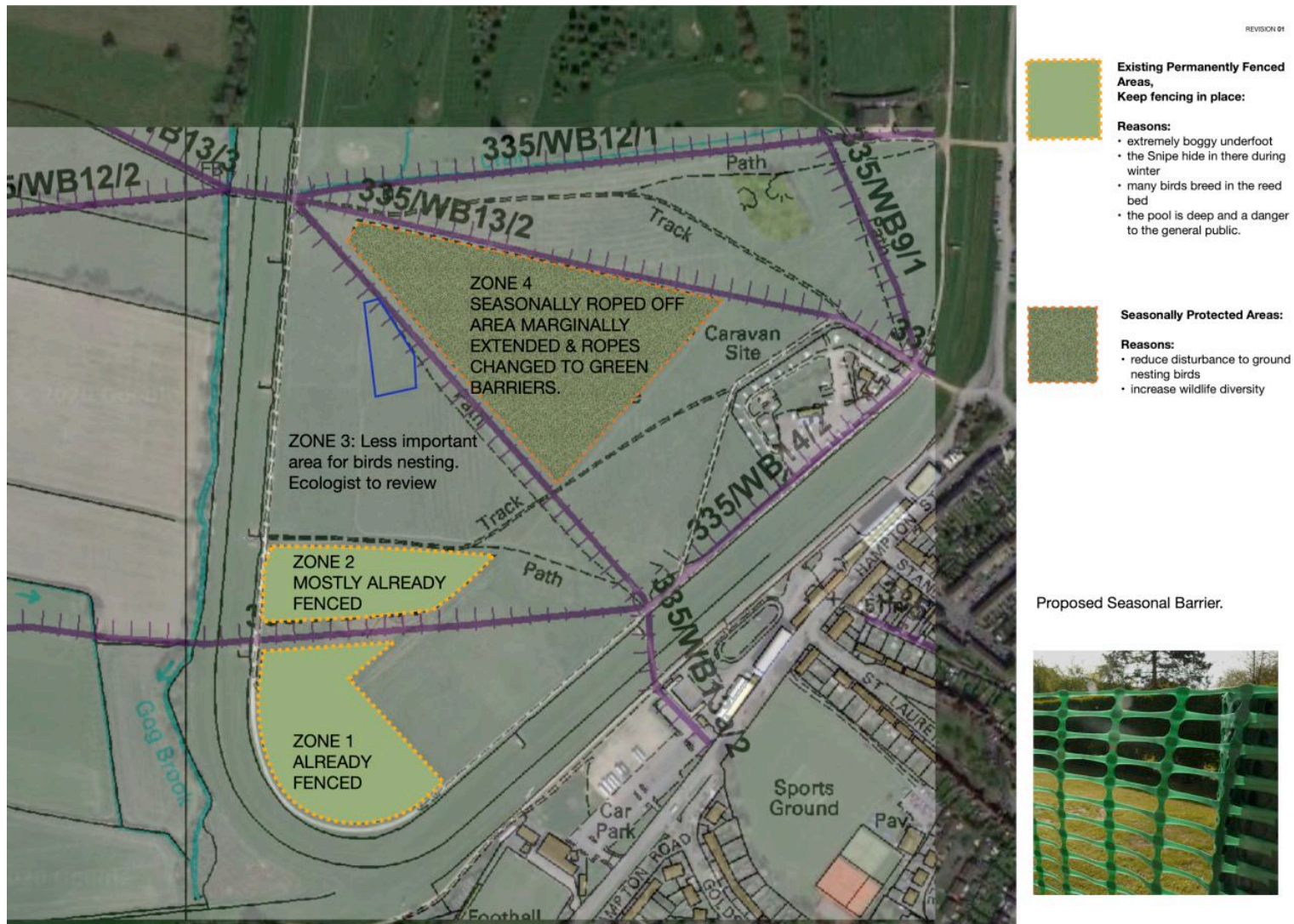
APPENDIX 2:

Map A – Breeding bird territory summary map for skylarks and meadow pipits at Lammas Field

Note – Please find below the breeding bird survey map for the stated survey area. This shows a summary of the singing male registrations in occupied territories as well as active pairs recorded during the visits. The bird species were given a breeding status, using the Breeding Bird Survey codes by the British Trust for Ornithology (BTO) – codes and species names shown in Table A in Chapter 3 of this bird survey report.



APPENDIX 3: PLAN OF EXISTING SEASONALLY FENCED OFF AREA



APPENDIX 4: PROPOSED ADDITIONAL SEASONALLY FENCED OFF AREAS



Disclaimer

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Ecology and Land Management works towards the policy of 'best practice' advocated by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Chartered Landscape Institute, the Chartered Institute for the Environment as well as a number of specialist organisations working towards the conservation of protected species.

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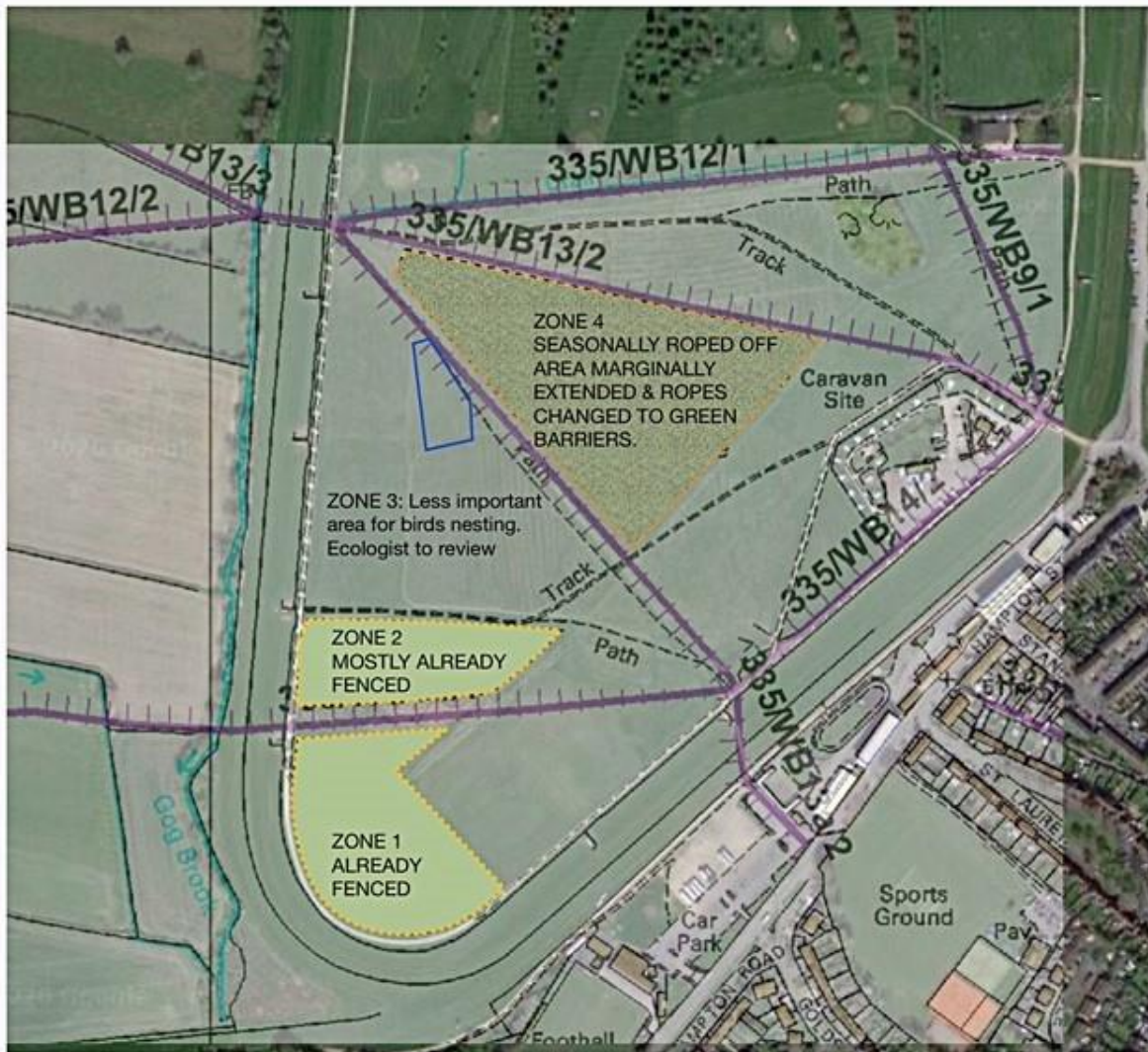
Enclosure of nesting site on St. Mary's Lands
during 2021 breeding season.

Findings and conclusions of FoSML survey

Introduction

This report came about as a result of concern voiced to The Friends of St. Mary's Lands and others by local users of the site regarding the erection of plastic fencing on a substantial area of St. Mary's Lands in February 2021. The area is marked as Zone 4 on the map below.

Map 1a



As there had been no prior consultation, users of this area were understandably confused as to the purpose of this fencing and why such restrictions were deemed necessary. Indeed many local people continue to call this 'The Common' and are still unaware that it ceased to be common land some years previously when control was handed to the District Council.

Image 1

green plastic netting.

Image 1 shows the fence running alongside Public Right of Way WB13a

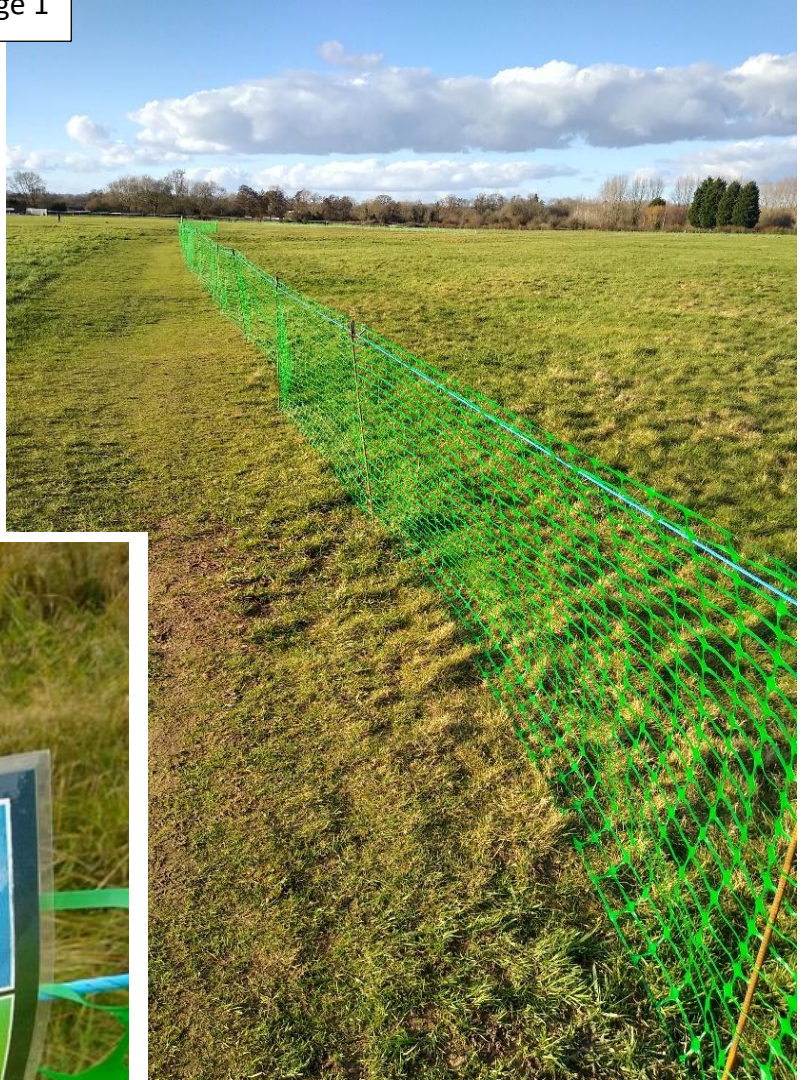


Image 2a



The explanation it transpired from this signage was to protect ground-nesting birds,

Background

This project was intended to protect two species of birds found ground-nesting on one particular area of St. Mary's Lands; the skylark and the meadow pipit.

Sky Lark - *Alauda arvensis*

Birds family: Larks

UK conservation status: Red

Protected by The Wildlife and Countryside Act 1981

The skylark is a small brown bird, somewhat larger than a sparrow but smaller than a starling. It is renowned for its display flight, vertically up in the air. Its recent and dramatic population decline make it a Red List species.

They eat seeds and insects.

Image 3

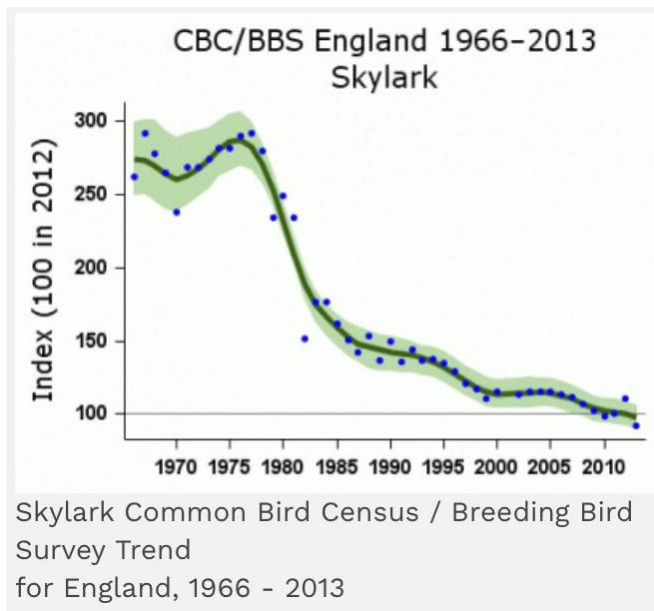


Nesting and breeding habits from RSPB

Skylarks nest on the ground, in vegetation which is 20–50 cm high, avoiding vegetation over 60 cm high. Vegetation must also be open enough to give the birds easy access to the ground. They need to make two or three nesting attempts between April and August to sustain the population. Spring temperatures trigger the start of the breeding season.

Nationally skylark numbers are falling and they have been placed on the Red List. Changes in farming practice from spring-sown crops to winter ones is a major factor in their decline.

Skylarks nesting in spring-sown crops nest for longer and can raise two or three broods, but in winter crops most stop nesting in late May, raising just one brood, as the crop becomes too tall and dense and stops the birds having easy access to the ground.



Information from the British Trust for Ornithology.

The Common Bird's Census (CBC) and British Bird Census (BBS) show the decline began in the late 1970s. This was partly due to a reduction in over-winter-seed availability from the loss of crop stubbles and partly due to vegetation growing too tall and too dense to allow skylarks to nest later in the season (June – August). They were unable to raise enough chicks to maintain stable populations

The Game & Wildlife Conservation Trust advice for farmers states that 'Skylarks nest on the ground in short grass or crops, avoiding vegetation over 60cm high.'

Therefore any strategy for maintaining skylarks numbers must of necessity take into account an understanding of these nesting preferences of these endangered ground-nesting birds.

meadow Pipit - *Anthus pratensis*

Birds family: Pipits and wagtails

UK conservation status: Amber

Protected by The Wildlife and Countryside Act 1981

A small (14-15 cm) brown, streaky bird, the meadow pipit is most common in upland areas where its high, piping call is a familiar sound. In flight it shows white outer tail feathers and in the breeding season it has a fluttering 'parachute' display flight.

Meadow pipits, like skylarks are grassland birds. They mainly feed on invertebrates, especially flies, beetles, caterpillars, small worms and spiders. They will feed on some seeds in autumn and winter.

Image 4



Nesting and breeding habits

During the nesting season meadow pipits prefer moorland, heaths, rough grazing, unimproved grassland, salt marshes and dune systems. They will typically nest on the ground, concealed in vegetation. As with the skylark recent declines in population have been linked to changes in land and farm use, such as the loss of marginal land that formerly provided nesting sites. Meadow pipits are the most common 'foster parents' of young cuckoos.

In winter, they are quite gregarious and gather in small flocks, often invisible among the vegetation, suddenly flying up with typical jerky flight.

There was thought to be up to 8 pairs of nesting skylarks on this site and a possible 2-3 pairs of Meadow Pipit.

Although no public consultation was forthcoming an executive decision was taken to fence off an area of St. Mary's Lands (marked out as Zone 4 on Map1a) in an effort to protect the nesting sites of these two species. Green plastic fencing (Image 1) was erected around the area in late February 2021 and remained in place until late August of the same year.

Despite a report carried out on behalf of Warwick District Council in August 2019 and revised in February 2020, a full year before the decision was made to enclose the site, no survey of dog owners using St. Mary's Lands was ever carried out. Nor was any effort made to engage with local users.

While it was universally agreed that the protection of these birds was an admirable aim, whether this fencing was

- a) necessary
- b) the best solution
- c) in line with 'green' policies

was questioned. Thus in lieu of a public consultation by WDC the Friends of St Mary's Lands agreed to conduct their own short survey to gauge local opinion and to consider alternative solutions based on the conclusions reached.

The survey was conducted online using **SmartSurvey** and was open over seven months from February – August 2021. Only one response was allowed per device. It was well publicised via local newspapers, social media, neighbourhood forums and word of mouth. 117 replies were received mainly in the first five months.

2021 St. Mary's Lands Bird Protection Survey

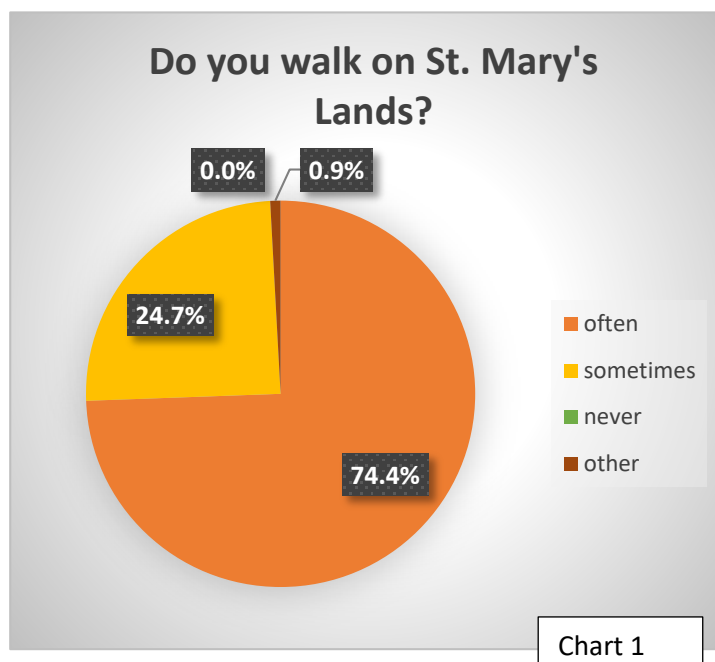
Question 1

I have read and understood the information above.

The opening paragraph clearly identified the source of survey as the Friends of St. Mary's Lands and that responses would be anonymous. Respondents were asked to confirm they had understood this before they progressed. The response was 100%

Question 2

Do you walk on St. Mary's Lands, Warwick?



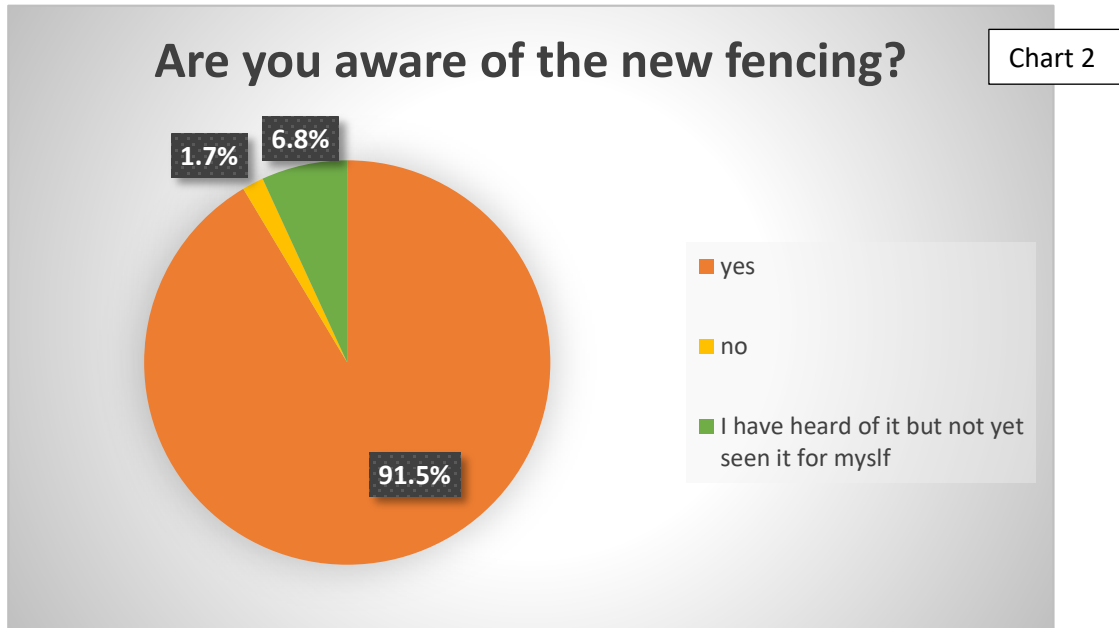
Almost three-quarters of the respondents identified as regular users of St. Mary's Lands so there was a good cross-sections of opinions.

The remaining 25% were 'sometimes' users.

There was no quantitative distinction placed between 'often' and 'sometimes' and respondents were free to make their own judgment on their use of the land.

Question 3

Are you aware of new fencing recently erected to prohibit access to a central area?



It would appear that many of the 'sometimes' users knew of the new fencing by the time they completed the survey. This is unsurprising as the green plastic fencing has been much discussed and pictures shared on social media.

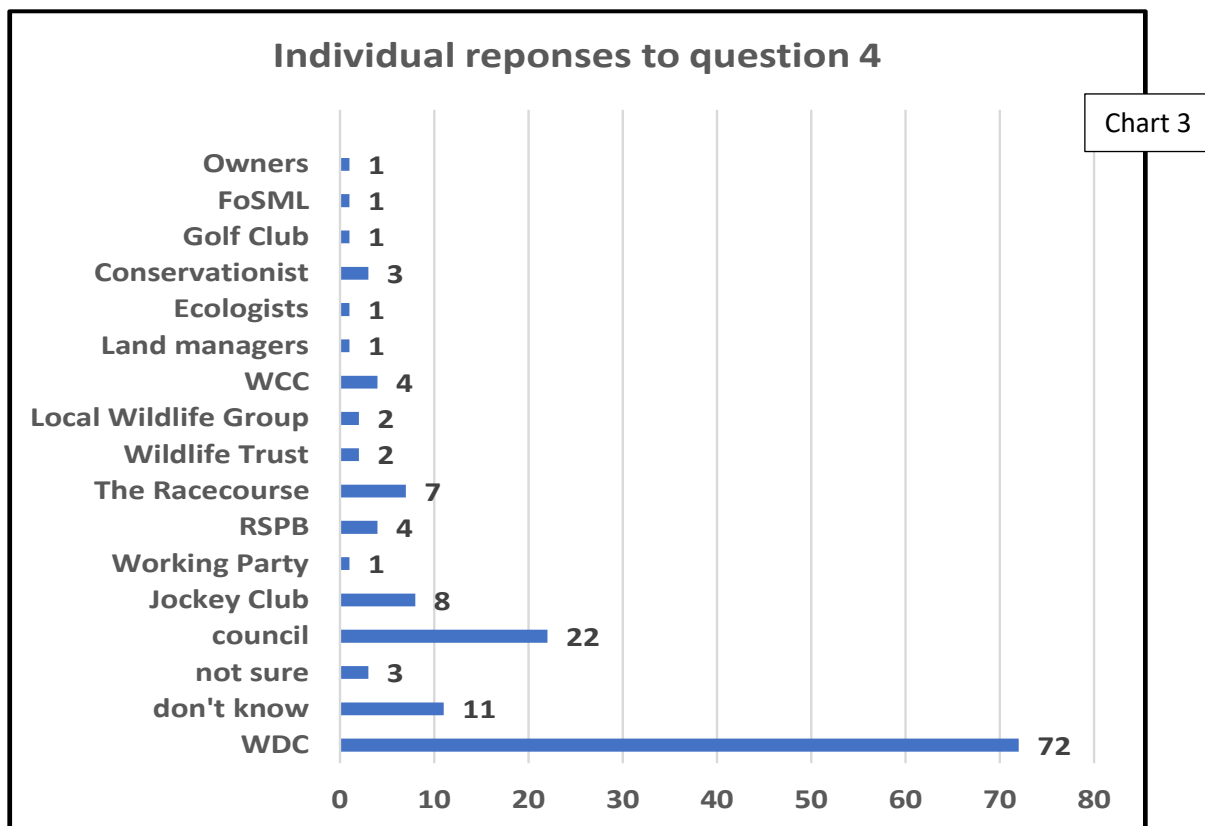
A further 8% have only heard of it either by word of mouth, through social media or other sources.

Question 4

Who do you think has sanctioned the erection of this fencing?

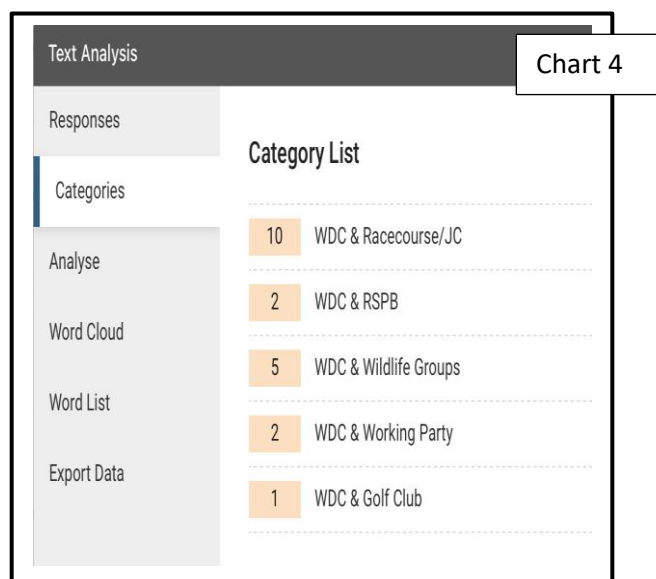
This was an open-ended question and as such many respondents chose to speculate by giving more than one answer. Clearly the majority knew or suspected (question marks in replies) that Warwick District Council was the driving force behind this initiative. Some thought it was Warwick County Council, while a substantial number (22) referred to the more nebulous and unspecified 'council' which may reflect unfamiliarity with local political structure and/or responsibilities.

Likewise there was some confusion to the role played by users of the land such as the Racecourse and the Jockey Club.



Several people suggested more than one agency was behind the fencing.

The most common expression of this opinion (8.5%) was a partnership between WDC and the 'Racecourse/Jockey Club'.



There appears to be a certain degree of hostility directed at the 'Racecourse' judging by some of the replies

- 'Local District & Town Councilors with the backing of the Jockey Club and finally the so-called Working Party.'

- “The council. But probably in collusion with the jockey club. An unholy alliance.

Observations regarding a possible partnership between the RSPB or other wildlife/environmental agencies were more positive.

- WDC after taking advice
- The council to protect breeding birds

However there is a clear consensus that Warwick District Council is the leader in this project.

Question 5

Public information . How did you first become aware of the restrictions?

At a meeting of Warwick District Council Executive on 17th November 2020

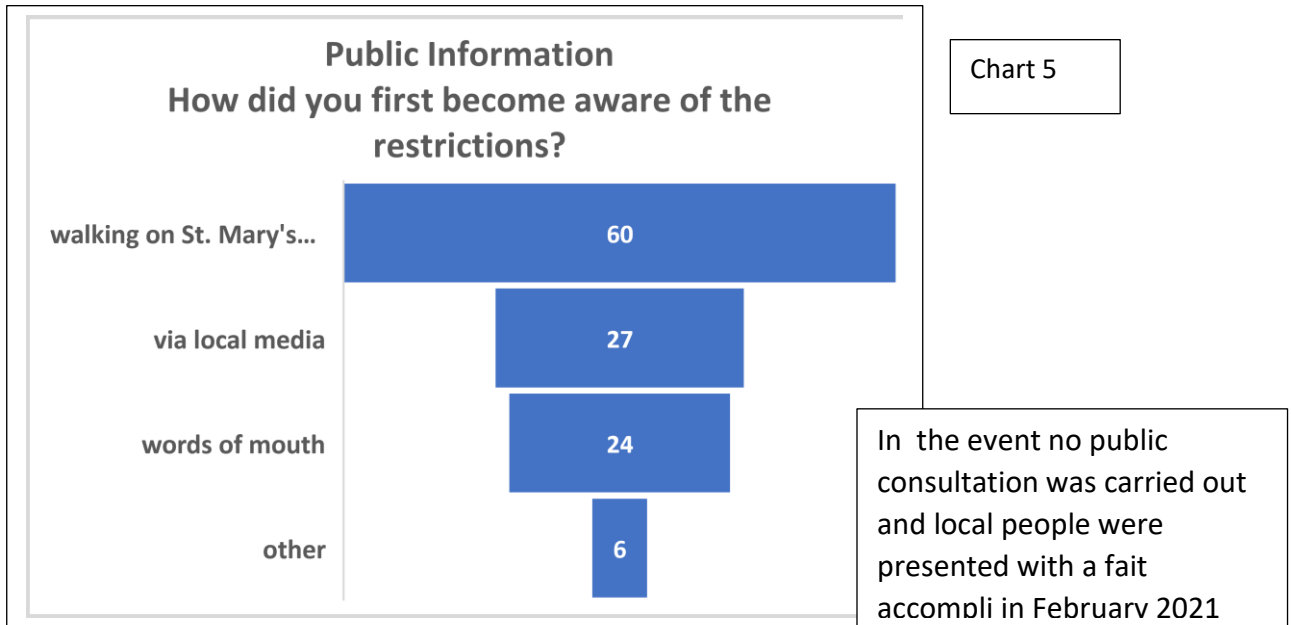
Agenda Item 8 minutes stated

- 3.10 ‘The current roping off of bird nesting sites offers little protection from dogs and the use of temporary physical barriers combined with site notices will assist in identifying and managing the nesting sites.’
- 3.11 ‘It is suggested that an assessment of the potential type and extension of barrier restrictions is undertaken and developed with the Working Party before the next breeding season starts in mid-February 2021. Once that information has been collected and it demonstrates no significant issues then a formal public consultation could be carried out based around site notices and information displays.’
- 3.12 ‘This approach would allow all the issues to be properly examined and considered and this is important given the potential risks that may arise.

At a meeting of Warwick District Council Executive on 18th March 2021

Agenda Item 10 minutes confirmed that draft proposals were not forthcoming; so this meant

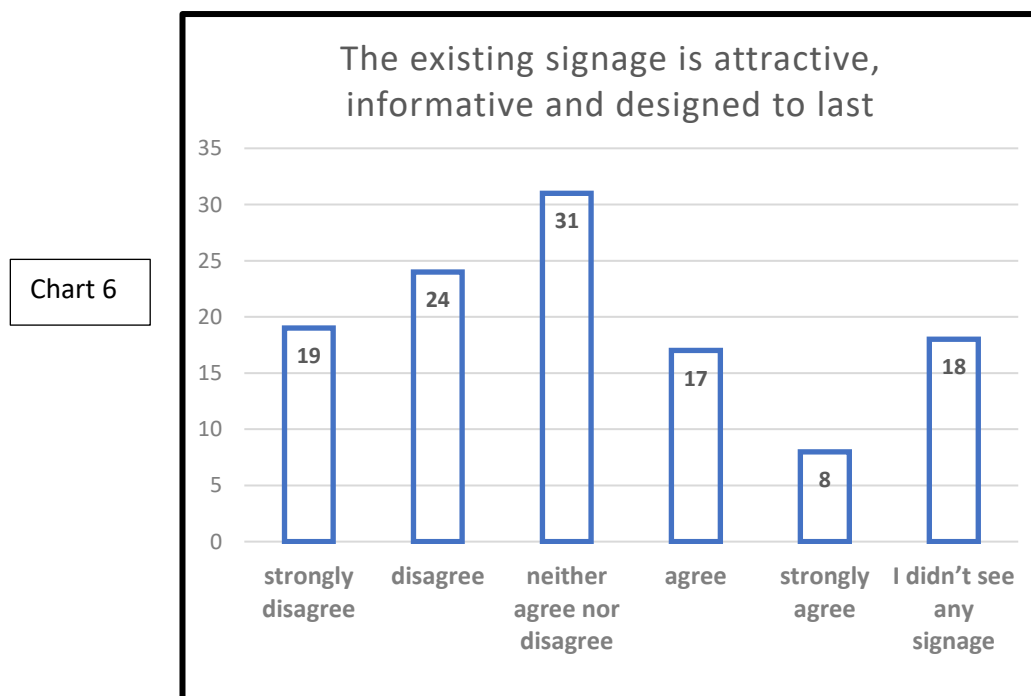
‘...**there was insufficient time** to undertake a formal public consultation prior to undertaking the works. Given the impending nesting season the Chief Executive authorised the operational works to be undertaken.



Question 6.

The existing signage is attractive, Informative and designed to last.

This question required the respondents to make a value judgement across three criteria. In many ways this tested the validity of the survey because as one person commented you 'can't lump attractive, informative & made to last together'.



It was interesting therefore that the most common response was neutral

Whether the signage was attractive in the sense that it attracted the attention of the public is debatable when 18 people (15%) failed to notice the signs.



Image 5

There are excellent notice boards already on St. Mary's Lands and across the district which are attractive, informative and designed to last such as the one recently erected at the Model Flying site

It is understood that the A4 laminated sheets were only of a temporary nature, but the way they were positioned, below eye level and folded around the stakes made them difficult to read.

About half the signs survived until the fending was removed in late August. Most noticeably it was the signage alongside footpath WB13a which was missing.

image 2b



For those were unable to read the signs, due to poor placing or colour choices for the visually impaired, the information contained within them explained that the purpose of the fencing reads:

To protect ground nesting birds we are asking all visitors and dogs to
KEEP OUT of the restricted areas during bird nesting season (late
February – Mid August) so the birds can rear their chicks **safely**.

The breeding season is a particularly vulnerable time for ground nesting
birds. When disturbed birds may be prevented from settling, or if
already nesting they will fly away from their nests, neglecting their eggs
or chicks.

Disturbances may result in :

- birds failing to nest
- eggs failing to hatch
- birds abandoning their young
- chicks dying from the cold or lack of fuel

Please help is to
Protect our wildlife.

Signs finished with a reminder that 'it is a criminal offence to
disturb nesting birds. This also includes disturbances caused by
your dog and plea to keep to the footpaths during bird nesting
season.

Also included on the signage was a photograph of a Skylark and a
Meadow Pipit.

Question 7

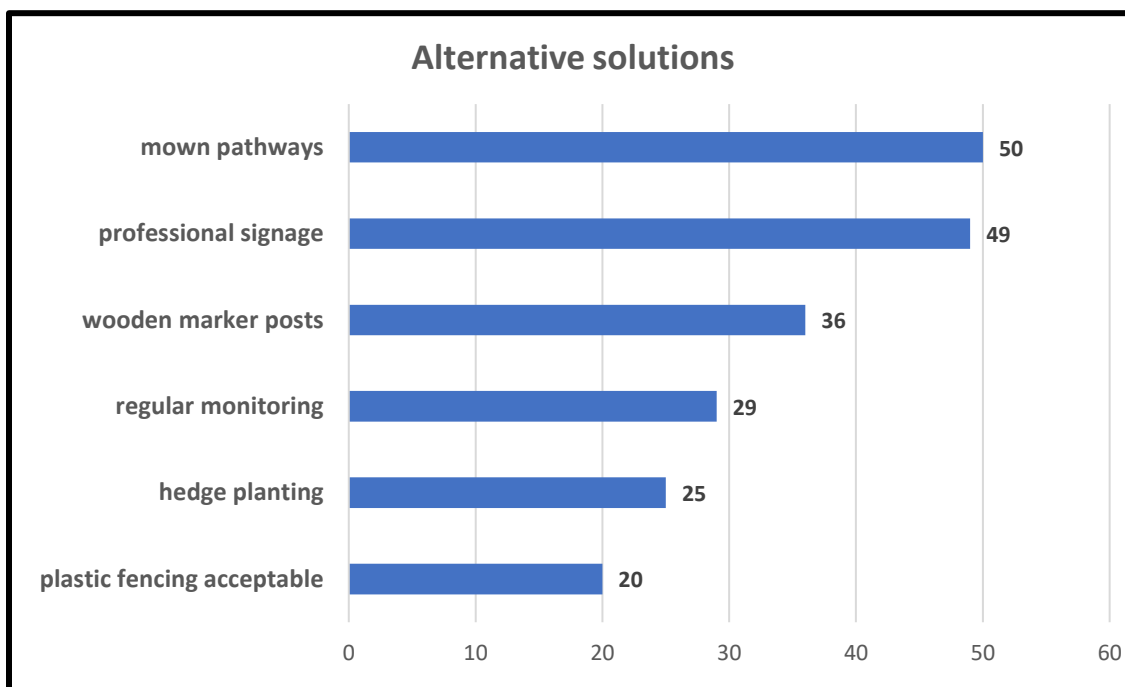
Alternative solutions

Which of the following would you find more acceptable?

Below are a few suggestions collected from local social media sites. Please choose ALL that you think are worthy of consideration to include in planning a more sustainable and viable alternative to plastic fencing.

In total there were 209 responses.

Chart 7



Previous to 2021 the only obstruction to walkers was a rope across one side of this roughly triangular area as seen marked out in yellow and extending from X-Y on map 1b. Attached to the ropes were basic A4 laminated signs warning people of nesting birds.

Two pathways or 'desire' lines crossed this nesting site their entrances marked by two red arrows. The entrance marked A was widely used by walkers B less so. Both these pathways have now disappeared, having been overwhelmed by grasses and through lack of trampling.

Question 8

Finally any thoughts on this survey or the future of St. Mary's Lands please leave your comments on here , or go to our website friendsofstmaryslands.com

A deliberately open-ended question design to gather all opinions and options. The 71 responses can be read in the Appendix; Raw Data.

Conclusion

Short term solutions to long term issues rarely work. At best they are ineffective at worst they are counterproductive. And good intentions do not always translate into good outcomes if insufficient research is carried out.

Inadvertently the erection of this fencing has mimicked the conditions which led to the decline of skylarks on farming land viz. crops such as winter wheat generally grow too tall and thick to enable more than a single brood. By the same token the grasses inside the enclosed area grew too high and too dense to allow the skylarks to attempt more than one brood of chicks.

RSPB website notes that:

Skylarks nest on the ground, in vegetation which is 20–50 cm high, avoiding vegetation over 60 cm high. Vegetation must also be open enough to give the birds easy access to the ground.

Skylarks generally make 2-3 nesting attempts during a long breeding season. They will stop nesting if the vegetation becomes too tall or dense to allow them easy access.

While tall, grass stems are much less substantial than cereal stems they can present a barrier to access to the ground surface. In previous years while the ground coverage at this site was almost complete the sward was tussocky in many patches making access to ground level easy for Skylarks.

Schlapfer (1988) found that dense vegetation exceeding 30-35cm high was avoided, and suggested that the reason for this was hindrance of movement at ground level.

There is sound evidence that skylarks will not breed in particularly tall or dense vegetation, the optimum height range for nesting in being 20–60cm. The greatest rate of occupancy occurs where vegetation was present at heights of under 30cm. ***Wilson et al. (1997)***

The relative density of skylarks is often measured by counting singling males during a 10-minute observation period. This method can be flawed as it doesn't take into consideration the number of birds on the ground (Bibby et al 2005). Other recognised methods for territory mapping such as line transects, which make nests easier to find, were impossible due to the area being enclosed and inaccessible. We had to fall back on the less accurate evidence of singing males. During March and April 2 – 3 skylarks were regularly observed by users of the land at different times high above this site. Only the occasional male in flight was noted during May and none after the end of May. . These observations strongly support the findings of ***Wilson et al. (1997)***, that where there is little or no suitable alternative nesting habitat, skylarks may curtail their breeding attempts relatively early.

In late August the fencing was removed.

By September 13th when the sward had started to die back a flock of 10 skylarks were noted feeding in the area. They all flew off in a south-westerly direction. **Anecdotal evidence gathered from several local walkers supported the contention that no skylarks had been observed over the restricted area since May but that ‘they’ve moved over there’, indicating a south-westerly direction.**

Several singing males were observed at this alternative site throughout June and into late July indicating nesting was continuing but whether these were birds dislocated from the fenced site or simply part of the population which are known to breed already is unknown.

After contacting the RSPB in June 2021 re the lack of skylark activity at the site they confirmed that *‘skylarks do need some availability of short vegetation,’* and suggested that consideration be given in the future to mown *‘skylark plots’* but with the warning that *‘skylarks are known to use the same area of the farmland for their second and third nesting attempts’*. They added that *‘if the only patchier/shorter areas of grass are near the hedgerow edges, the skylarks will more likely nest there. The issues with this is that near the hedgerow is where skylark nests are at the highest risk of predation’*.

The height of the sward within the fenced off area has had a detrimental impact on the ability of the skylark population to raise a second or third brood.

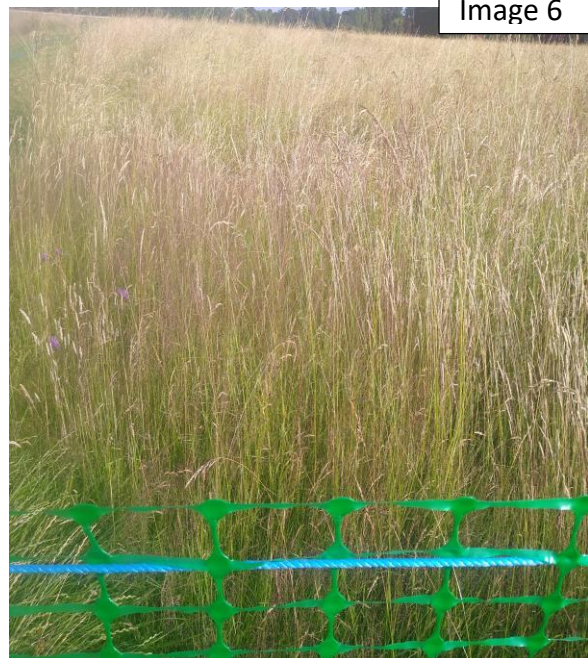
The grasses inside the fenced-off area have grown noticeably higher and denser than the grasses outside.

Image 5



Looking north to south along footpath WB13a in later February 2021

Image 6



Looking south to north along the same footpath 6 months later, after the removal of the fencing .

Image 7



Looking north west across the site after the removal of the fencing in late August 2021

Image 8

Image 5. February 2021 The grass inside the newly fenced-off area indicated by the red arrow is short and tussocky. Ideal condition a month hence for skylark nesting.

Image 6 July 2021 6 months later the grasses are higher than the fencing

Images 7 the difference between the two areas a few days after the removal of the fencing. Red arrow fenced area. Yellow unfenced - natural tussocks.

Image 8 shows a different angle, In the foreground is grass which is regularly cut . Indicated by the yellow arrow is naturally tussocky grass outside the fencing. The red arrow shows the clear demarcation which was the fence line.

The reasons behind this unequal growth are many and complicated but it **could have been anticipated**.

Trampling; Plants growing on trampled areas have to be tolerant of soil compaction. There are many studies on the effects of trampling but there is general agreement that trampling affects both the height and the diversity of plants species **Liddle (1997)**. Outside the fenced-off area the public continued to wander at will across St Mary's Lands while inside the fenced-off site the grasses grew without hindrance.

It is not just human activity that needs to be considered. We can rule out 'climate change' as no micro-climate exists within the fenced off area that would explain the difference. But the land supports a population of foxes, rabbits and other mammals which track across the area creating pathways and, in the case of rabbits, grazing.



Image 9

Grazing by rabbits is a major problems in some areas of the UK, and can have a significant impact on grasslands.

St. Mary's Lands supports a population of rabbits as seen by the burrow in image 9. Evidence of predation by foxes and possibly corvids can sometimes be spotted in the early morning.

Overall grazing reduces flowering and increases the spread of low-lying species able to spread vegetatively.

A study on rabbit grazing in grassland communities **R.Bhadresa (1987)** compared the composition and abundance of plant species in grazed and ungrazed (fenced) areas. The changes in vegetation within the enclosures indicated the rapid increase of tall grasses (Dactylis, Holcus and especially Arrhenatherum) which were kept in abeyance in the grazed area.

Dactylis – Cock's-foot; a perennial grass growing up to 140cm in height.

Holcus – Yorkshire Fog Grass; grows up to 100 cm tall

Arrhenatherum; a course grass reaching 150 cm in height.

Lack of grazing by rabbits would allow the proliferation of these tall grasses within the enclosed area.

It is probable that the proliferation of tall grasses within the enclosed area can largely be accounted for by lack of trampling and absence of grazing by rabbits.

The survey revealed that many of the respondents feel that a **'KEEP OFF OUR LAND'** culture exists from both the Jockey Club/Racecourse Management and Warwick District Council. Several events in the past have fostered this belief.



Image 10



Image 11

Local walkers found their way across a popular and much used pathway barred with no warning or consultation. This was later resolved after a meeting between FoSML and an Officer of WCC Ecology Team but not before it was realised that the habitat of a rare crocus was under threat.

More recently the gate to a much-vaunted cycle track was habitually left locked after race days and a public right of way closed without permission.

The sign bears the logo of WDC. The footpath was later reopened after protests to Warwickshire County Council, and the WDC logo replaced with the Jockey Club name.

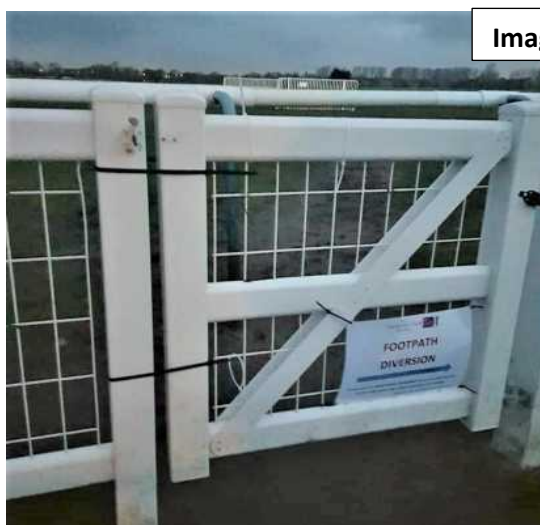


Image 12

So the fencing off of part of St. Mary's Land was seen as yet another attempt to restrict their access to land that many still refer to as 'The Common' and decisions are being taken by the few which affect the many. Despite these feelings support was expressed for this measure if it provided a means to protect nesting birds.

The survey clearly showed a good degree of support for mown pathways across the site, possibly reinstating the two that did exist previously, indicating a willingness to use these. Research has shown that 95% of walkers, including dog walkers, generally prefer to keep to a clear pathway where one exists **Picozzi (1971)** and most of owners are aware of the dangers posed to their animals by the seeds from long grasses.

There was also support for some kind of sympathetic and environmentally friendly demarcation to indicate the sensitive zones and good quality public display boards.

Management practices on St Mary's Lands are seen by many as restrictive and unwelcoming. Despite this, and lack of public consultation, 90% of respondents (Chart 7) have shown a willingness to consider some sort of measures to protect the ground-nesting birds.

The challenge is for WDC to harness that goodwill and take it forward in the 2022 breeding season – quickly.

Those managing the site might be well advised to look at the height of the grasses remaining within the previously enclosed area with a view to possible breeding impact on the 2022 nesting season should the larks return to this area.

The main reason behind the enclosure was the theory that out-of-control dogs roaming over this nesting site on St. Mary's lands during the breeding season posed risk to skylark and meadow pipit eggs and chicks.

This is the issue that needs to be addressed.

Although no empirical evidence was offered to support this hypothesis it cannot be taken lightly. While studies into ground-nesting birds have targeted, as examples, curlew, golden plover, lapwing, nightjar, grouse and woodlark, other birds species e.g. the skylark have received little attention in relation to disturbances. However one survey undertaken during the foot and mouth closures in 2001 found that more skylarks nested where none had nested before on three sites *Small et al (2002)* when restrictions were in force.

Although there is evidence from this and other studies that out-of-control dogs do impact on waders and ground-nesting birds in particular, there are key gaps in the literature. These include: (*English Nature report number 649*)

- studies into effects of dog management measures, with dogs as key variables
- detailed studies of the attitudes of different cohorts of dog owners and their reaction to different methods used to influence their behaviour

There exists no statistical evidence to support the supposition that dog owners using this land are irresponsible, allowing their dogs to defecate without cleaning up after them or wander unchecked through sensitive areas. Indeed the (too often) overflowing dog waste bins at various points supports the views that most are responsible owners, at least in this respect.

However there will always be the few in any given situation who behave irresponsibly and those, new to dog ownership, who may not be aware of the responsibilities it brings. As dog ownership has increased significantly during the pandemic there are many who are new to the experience and may benefit from interaction with, and observation of, experienced responsible owners.

Dog walking is an important activity, when owners often meet and chat to people they may not otherwise know. For those isolated in the community this can be an important interactive time. To some it might be their only contact with others. For others it is their main source of exercise. The presence of other dog walkers is also reassuring for the vulnerable.

In planning a local approach it is important to take into consideration what most dog walkers are looking for in an area like St. Mary's Lands; close to home, away from traffic and off lead access.

Guiding principles on developing local approaches to encourage responsible dog walking (based on recommendations from Scottish Natural Heritage;
Taking the Lead)

People respond best to land managers who show that they welcome responsible public access therefore:

- Raiser awareness of issues through appropriate signage , direct communication with dog walkers , local groups, and local media.
- Clearly communicate the behavior that is requested, why, where and when
- Focus on encouraging access in less sensitive areas rather than trying to stop people elsewhere
- Identifying and clearly signing areas where dogs are welcome off lead as well as areas where dogs should be kept under close control or on-lead
- Enlist the support of responsible dog walkers to lead by example and apply pressure to those failing to behave responsibly.

Lack of direct communication was, and remains, a major issue. If dogs and their owners, rather than other users, are perceived as the problem then has any attempt been made to connect directly with local dog walkers to enlist their help in identifying problems and working together towards solutions?

Identify the issues

- What exactly is the issue?
- Who is causing the problem – local dog walkers or visitors? Individuals or commercial dog walkers?
- Is there an issue with other users, such as walkers, families, etc. who may not welcome the advances of over boisterous pets?
- Are certain times or certain areas more sensitive than others?
-

Is signage used in a way that makes responsible dog walkers feel welcome?

Does it clearly indict that dogs are welcome off the lead in certain areas as well as kept under close control in others? Would this be clear to visitors?



Sample welcoming signs that clearly communicate expected behaviour.

Also communicating where dogs are welcome **off-lead** can encourage dogs to be kept on-lead or under close control where it really matters.



The survey indicated that regular monitoring would be one way forward yet there is no evidence that any such monitoring takes place, regular or otherwise. In the absence of visits by the Dog Warden or any other official of WDC it falls to the regular users to 'lead by example' or even 'apply pressure'. This may be controversial but has been observed in the past when responsible dog walkers have requested to 'pick up' after their dogs or pointed out the sign re birds nesting.

Serious consideration could perhaps be given to 'encouraging access to less sensitive areas'.

At one time it was possible to walk around much of the exterior of the race track, outside the white plastic barriers. Either shrubs and other vegetation have since encroached on this pathway making it inaccessible in most parts or the post and railing have been moved outwards. With a little imagination and co-operation a circular dog trail could be established. This would send a powerful message to dog walkers that they are welcome as so often messages are negative.

Once good lines of communications have been established with the dog walking fraternity then other issues can be addressed over time such as dog fouling and the rights of walkers and families without dogs.

Throughout the district there exist excellent examples of good practice and areas where dogs, walkers, families and wildlife co-exist in harmony. Examples of these include;

- Chase Meadows
- Priory Park
- St Nicolas Park
- Kingfisher Pools

Image 14



Image 13

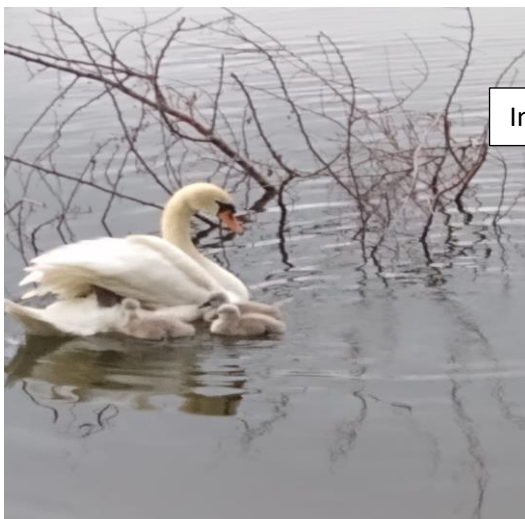


Image 13 notice at Kingfisher Pools

Image 14 heron at Kingfisher pools

Image 15 mother swan with cygnets at Chase Meadows

Image 15



This female swan successfully reared 4 out of 5 cygnets despite losing her mate while she was incubating her eggs.

This is a popular dog walking area too.

Granted these are very different environments /ecosystems to St. Mary's Lands, but expertise must surely exist within the paid officers of the District Council to overcome the very specific challenges presented by the ground-nesting bird population. Failure to come up with a coherent plan in the 12 months between an advisory report and erection of the fencing, resulted in no transparent public consultation. Cherry-picking parts of the report has ignored some excellent advice, especially regarding effective communication with dog owners within that report, and this has resulted in them feeling disengaged and unwelcome.

However our survey found support for these unpopular measure **if it was to protect the nesting sites** and help maintain the skylark and meadow pipet population.

A policy to enclose further areas of St. Mary's Lands would not only be counter-productive in terms of skylark numbers but runs the real risk of further alienating the users of this land.

Addendum

While not within the remit of this report it is worth mentioning the observations of local walkers, dog walkers and others.

Many reports of skylarks nesting on another site were noted. The reports were consistent and all indicated an area of St. Mary's Lands away from the enclosed site. In September 2021 flocks of skylark, some with an estimated 50+ birds, others smaller with perhaps 10 birds, were observed on several occasions rising from this area, then heading to vital nearby feeding grounds.

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Reports

Scottish Natural Heritage . *'Taking the Lead'* 'Managing access with dogs to reduce impact on land management'

English Nature: Dogs, access and nature conservation, Report no. 649

RSPB Advice and support for farmers to help promote and practice wildlife-friendly farming

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Wilson, J.D., Evans, J., Browne, S.J., & King, J.R. (1977)
Territory Distribution and Breeding Success of Skylarks *Alauda arvensis* on Organic and Intensive Farmland in Southern England, Journal of Applied Ecology, 34, (pp. 1462-1478)

RAW DATA


2021 St. Mary's Lands Bird Protection Survey

| 1. I have read and understood the information above | | | | |
|---|-----|--|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes | | 100.00% | 114 |
| | | | answered | 114 |
| | | | skipped | 3 |

| 2. Do you walk on St Mary's Lands, Warwick? | | | | |
|---|-------------------------|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Often | | 72.65% | 85 |
| 2 | Sometimes | | 24.79% | 29 |
| 3 | Never | | 0.00% | 0 |
| 4 | Other (please specify): | | 2.56% | 3 |
| | | | answered | 117 |
| | | | skipped | 0 |
| Other (please specify): (3) | | | | |
| | 1 | Age is beating us but still take an interest. | | |
| | 2 | Daily | | |
| | 3 | Virtually every day | | |

| 3. Are you aware of new fencing recently erected to prohibit access to a central area? | | | | |
|--|-----|--|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes | | 91.45% | 107 |
| 2 | No | | 1.71% | 2 |

3. Are you aware of new fencing recently erected to prohibit access to a central area?

| | | | | |
|---|---|---|----------|-----|
| 3 | I have heard of this but not yet seen it myself |  | 6.84% | 8 |
| | | | answered | 117 |
| | | | skipped | 0 |

4. Who do you think has sanctioned the erection of this fencing?

| Answer Choices | | | Response Percent | Response Total |
|----------------|---|--|------------------|----------------|
| 1 | Open-Ended Question | | 100.00% | 117 |
| 1 | Not sure | | | |
| 2 | W d c | | | |
| 3 | W d c | | | |
| 4 | WDC | | | |
| 5 | WdC | | | |
| 6 | WdC | | | |
| 7 | Warwick District Council | | | |
| 8 | Not sure | | | |
| 9 | District council | | | |
| 10 | The council | | | |
| 11 | Warwick district council | | | |
| 12 | District Council | | | |
| 13 | The council. | | | |
| 14 | Jockey Club with WDC | | | |
| 15 | Warwick District Council? | | | |
| 16 | WDC | | | |
| 17 | Local District & Town Councillors with the backing of probably the Jockey Club and finally the so called Working Party. | | | |
| 18 | Warwick District Council | | | |
| 19 | Wdc | | | |
| 20 | I don't know. | | | |
| 21 | No idea, but hope it might have been RSPB | | | |
| 22 | Council | | | |
| 23 | WDC. An elected body. | | | |
| 24 | Warwick District Council | | | |

4. Who do you think has sanctioned the erection of this fencing?

| | |
|----|---|
| 25 | Council |
| 26 | WDC |
| 27 | Wcc and the racecourse |
| 28 | The council. But probably in collusion with the jockey club. An unholy alliance. |
| 29 | The protection of a species of bird that is becoming more endangered |
| 30 | WDC |
| 31 | Warwick District Council |
| 32 | WDC |
| 33 | WDC |
| 34 | WDC |
| 35 | The Council |
| 36 | Warwick District Council |
| 37 | Warwick District Council |
| 38 | No idea. |
| 39 | Allegedly the protection of the bird population, though there is no available evidence that this was necessary and no obvious study being carried out to track whether this intervention is effective |
| 40 | Warwick District Council, Warwickshire Wildlife Trust, Local Wildlife Groups |
| 41 | The District Council |
| 42 | Probably Warwick District Council |
| 43 | Warwick District Council |
| 44 | Warwick District Council after taking advice |
| 45 | The district council |
| 46 | good idea, not new fenced off to protect lark nesting for years. |
| 47 | Warwick Town Council |
| 48 | Warwick District Council |
| 49 | Don't know but I'm glad it's been done |
| 50 | Assume the council as I understand the land is only leased by the racecourse? |
| 51 | Council? |
| 52 | The council |
| 53 | Jockey Club |
| 54 | Wdc |
| 55 | District Council |
| 56 | Warwickshire county council |
| 57 | Wdc |
| 58 | WDC |

4. Who do you think has sanctioned the erection of this fencing?





| | |
|----|--|
| 59 | The land managers |
| 60 | RSPB, Council & racecourse ? |
| 61 | Warwick District Council |
| 62 | Warwick District Council |
| 63 | Warwick District Council |
| 64 | Warwickshire District Council |
| 65 | The council |
| 66 | Warwick District Council |
| 67 | WDC |
| 68 | District council |
| 69 | Warwick district council |
| 70 | Racecourse organisers |
| 71 | Whoever is responsible for the overall management of the race-course |
| 72 | I have no idea |
| 73 | Wildlife group and ecologists |
| 74 | Warwick council |
| 75 | The local council |
| 76 | Don't know. |
| 77 | Council |
| 78 | Don't know |
| 79 | Presumably wdc as per the notices |
| 80 | Warwick DC |
| 81 | WDC |
| 82 | District Council |
| 83 | WDC and the St Mary's Working party |
| 84 | WARWICK DISTRICT COUNCIL |
| 85 | District Council |
| 86 | Warwickshire County Council or the District Council |
| 87 | District Council? |
| 88 | St Mary's Lands(friends group) |
| 89 | The council and golf club ? |
| 90 | WDC |
| 91 | WDC |
| 92 | No idea |

4. Who do you think has sanctioned the erection of this fencing?

| | |
|-----|--|
| 93 | The council and the Jockey Club presumably. |
| 94 | Owners / council |
| 95 | Wcc |
| 96 | I do not know - council, jockey club or conservasionists |
| 97 | Warwick District Council |
| 98 | Warwick Council |
| 99 | Local authorities. |
| 100 | Warwick County council I would guess |
| 101 | Warwick council |
| 102 | Warwick District Council |
| 103 | District Council I have presumed |
| 104 | Someone with animal welfare in mind |
| 105 | Warwick district council |
| 106 | Council |
| 107 | ? |
| 108 | Council/race course. |
| 109 | Warwick District Council |
| 110 | The council to protect breeding birds |
| 111 | No idea |
| 112 | Warwick council |
| 113 | The racecourse and/or WCC |
| 114 | The council ! |
| 115 | I assume this was the council and environmental protection agency. |
| 116 | Don't know |
| 117 | WDC and Wildlife Trust |

| | | |
|--|----------|-----|
| | answered | 117 |
| | skipped | 0 |

5. Public Information. How did you FIRST become aware of the restrictions.

| Answer Choices | | | Response Percent | Response Total |
|----------------|--|---|------------------|----------------|
| 1 | Via the media eg. newspapers, local radio, online forums, etc, |  | 23.08% | 27 |
| 2 | Through word of mouth locally |  | 20.51% | 24 |
| 3 | When walking on St Mary's Lands |  | 51.28% | 60 |
| 4 | Other |  | 5.13% | 6 |
| | | | answered | 117 |
| | | | skipped | 0 |







Comments: (35)

| | |
|----|--|
| 1 | From dog walkers who walk there and were concerned that the restrictions would affect all members of the public, yet hadn't gone to a public consultation. |
| 2 | My friend (a dog walker) told me |
| 3 | No consultation |
| 4 | from FoSML |
| 5 | Certainly not though any Official Notices or communications from our supposed Elected Members/Councillors. |
| 6 | COVID 19 restrictions have kept me away since last October. I only know there was concern to protect ground nesting birds |
| 7 | I have no objection to protecting the birds by fencing off their nesting area, but I understood they nested in the long grass which is only partly fenced and much of the fenced area is cut grass. |
| 8 | It's yet another thinner end of a v thin wedge. Its a relentless pincer movement by the aforementioned protagonists. |
| 9 | I believe similar markets were set up in previous years, so was not surprised at the decision |
| 10 | Editorial coverage in both the Leamington Courier and Leamington Observer |
| 11 | Such a shame that there was no consultation on this. The constantly changing master plan shouldn't give the council free reign to do whatever they want. |
| 12 | i understand these restrictions are temporary during the bird nesting season and are needed to prevent the ground/being trampled by dogs. It's a very small area, so there is plenty of space for everyone. |
| 13 | I don't see these as restrictions. They don't effect any of the footpaths I use on an almost daily basis. |
| 14 | Doesn't seem to be in the right place - compared to previous years ie where the birds are known by regulars to nest |
| 15 | Who are your group? Appears to be anti wildlife? |
| 16 | I would have preferred to have been asked directly for my views as a walker who has visited this site most days for 13 years. That would have required a canvasser to have been present on the site to interview regular |

5. Public Information. How did you FIRST become aware of the restrictions.

| | |
|----|---|
| | users. Or for notices to have been posted on site advising users of proposals. And giving us an opportunity to respond in a timely manner. It is unreasonable to rely on users visiting the WTC/WDC website to check minutes of meetings to see what is being discussed. |
| 17 | Was shocked at the amount of land fenced off It inhibits the walking of my dog and I have visited less since the fence was erected |
| 18 | Social media |
| 19 | Friends of St Mary's land group and also let dogs play on fb |
| 20 | There was no advance notice. They just arrived and put it up. |
| 21 | Understand why but it's ugly and is not really going to stop a determined or accidental violator. |
| 22 | I love the sound of skylarks and am very keen to have ground-nesting birds protected. if dogs roam around the nesting area the birds will abandon their nests. There is plenty of room for dog-walkers outside the nesting area. |
| 23 | Via our residents association on Chase Meadow |
| 24 | Online forum |
| 25 | Restrictions have always been in place in certain areas during nesting. The ropes are now replaced with green plastic netting |
| 26 | Facebook group |
| 27 | Via Facebook. I was surprised to hear it was being done but no prior consultation. |
| 28 | UNWANTED , RETROGRADE PRECEDENT ! |
| 29 | Seemed to be erected over a public right of way. |
| 30 | There is a restricted area every year for nesting birds but this is the first time that an area has been enclosed by a fence. |
| 31 | I think it is a good job. |
| 32 | This is needed to protect the skylarks nesting so many ignorant folk just take their dogs thro the nesting sites |
| 33 | They are hardly restrictions are they. Nature should be valued. |
| 34 | Nothing to add |
| 35 | If by restrictions you mean the fencing, that was when walking through St.Marys Land. However I knew there were restrictions for dogs on the nesting area during a section of the year, and honestly the fencing really helps with that. Makes dog walks more enjoyable because you are not constantly guessing where the nesting area is, and trying to keep your dog from it. |

6. The existing signage is attractive, informative and designed to last.

| Answer Choices | | | Response Percent | Response Total |
|----------------|----------------------------|---|------------------|----------------|
| 1 | Strongly disagree |  | 16.24% | 19 |
| 2 | Disagree |  | 20.51% | 24 |
| 3 | Neither agree nor disagree |  | 26.50% | 31 |
| 4 | Agree |  | 14.53% | 17 |
| 5 | Strongly agree |  | 6.84% | 8 |
| 6 | I didn't see any signage |  | 15.38% | 18 |
| | | | answered | 117 |
| | | | skipped | 0 |

Comments: (41)

| | |
|----|--|
| 1 | What and where? |
| 2 | Other than a couple of sign boards identifying the different areas and Public Footpaths around St Mary's Lands, no Attractive Signage has been displayed when the bird nesting season is happening at least in the 30 years of walking on the Common. |
| 3 | It is only designed as short term fix to stop walkers and dogs from trampling on the nesting site. It will be removed when nesting has finished |
| 4 | I worry about its eco friendliness and that it could trap animals |
| 5 | I have not been able to visit since last October. |
| 6 | The signage is not very visible. |
| 7 | Leading question. As we all know, the fencing & signage is not permanent & does not need to last. It does inform, & the signage alone is not attractive or unattractive |
| 8 | I agree that it is informative but disagree that it will last |
| 9 | The plastic fencing looks dreadful and will most likely be damaged by weather. Other options should have been considered. |
| 10 | A permanent wooden board needs to be erected. |
| 11 | I would have preferred to see signs of a more permanent nature giving more information about the life habits of the species involved. |
| 12 | The signage is temporary so does not therefore need to be designed to last. However further signage about measures needed to protect wildlife particularly endangered birds might be helpful. There are similar problems in other parks which are heavily used due to increased dog ownership. |
| 13 | It doesnt look as if it will survive long. In the long term better interpretation boarding and directive signs would be beneficial. |
| 14 | This question is confusing - what signage does this relate to? There is informative temporary signage attached to the temporary fencing, I don't think its designed to last. A more useful question would be to ask if the signs were informative or not? |








6. The existing signage is attractive, informative and designed to last.

| | |
|----|--|
| 15 | Could have explained which birds Why area needs to be protected |
| 16 | There was a small a4 price of paper attached to the fencing - you don't see it unless you are stood by it and with any harsh weather it will detach and be lost. |
| 17 | I am happy that the fencing is robust so it can be dismantled after the end of the breeding season and used again in following years. |
| 18 | I was not aware of any signage sarong why the fencing was erected but noted that paths opposite the stands had been closed. |
| 19 | So many signs stating where you can cross the racetrack, where dogs cannot go and now the fenced area It doesn't feel like common land any longer more like a restrictive park |
| 20 | But then I've not walked close enough to the fencing to see any. |
| 21 | I haven't yet seen the signage |
| 22 | Paper laminated in plastic. Straight to the landfill! |
| 23 | Plastic does more harm to the environment and wildlife than anything. It makes a beautiful wide open space look like a temporary roadworks site. It's not even in the right place, taking up a huge space where the birds don't even nest. |
| 24 | Again, not sturdy enough. |
| 25 | I'm not sure that it needs to be attractive and built to last. I understood the fencing is temporary for the nesting season. The question needs splitting up. If opinions about how informative the signs are results in a negative this could more easily be acted upon to make them clearer this year. |
| 26 | How can a sign be attractive? However, it is informative. |
| 27 | This is an important ground nesting site for British bird species that are in decline. This should be explained more clearly and in a more engaging way |
| 28 | A laminated bit of card hanging from a temp fence, in my opinion is not attractive. It is also poorly displayed. |
| 29 | It feels appropriate for upto maybe 6 months |
| 30 | Probably not the most ideal but they don't need to be permanent as they only apply for half the year anyway |
| 31 | Attractive;It is neither designed to attract your attention nor to appeal aesthetically Informative; yes Designed to last; short term it might or might not survive the summer sun and rain, time will tell. But a piece of laminated A4 is hardly a long-term solution. Surely the council could have done better thayn this? |
| 32 | It is a bit vague but gives a reason why it is there. Lots of info now through FB |
| 33 | Didn't see any signage on first coming across. |
| 34 | Disagree but it is only for breeding season isn't it .?so presumably will be taken down later |
| 35 | Falling off |
| 36 | The wooden signboards are good, but the signs attached to the green fencing may not last long! |
| 37 | Temporary until birds flown |
| 38 | Can't lump attractive,informative & made to last together it's fit for purpose & easily removable and reusable and does the job of protecting the breeding ground. |
| 39 | The signage should inform local people about what is taking place there. A very good idea. |

6. The existing signage is attractive, informative and designed to last.

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| 40 | I think its reusable. Have seen this type before. |
| 41 | The current signage is far better the the usual blue rope and laminated paper which was used in previous years. |

7. Alternative solutions Which of the following would you find more acceptable? Below are a few suggestions collected from local social media sites. Please choose ALL that you think are worthy of consideration to include in planning a more sustainable and viable alternative to plastic fencing.

| Answer Choices | | | Response Percent | Response Total |
|----------------|--|---|------------------|----------------|
| 1 | Wooden posts at intervals marking the boundaries of the nesting area |  | 30.77% | 36 |
| 2 | Sturdy, professional signage strategically placed to raise public awareness and bring them 'onside'. |  | 41.88% | 49 |
| 3 | Existing paths across the site to be marked and mown to encourage walkers to keep to them. |  | 42.74% | 50 |
| 4 | Regular monitoring of the site to encourage correct usage |  | 24.79% | 29 |
| 5 | Planting of hedging |  | 21.37% | 25 |
| 6 | None of the above. I think the plastic fencing is acceptable |  | 17.09% | 20 |
| 7 | Or have you suggestions you would like to put forward? |  | 42.74% | 50 |
| | | | answered | 117 |
| | | | skipped | 0 |

Or have you suggestions you would like to put forward? (50)

| | |
|---|--|
| 1 | Educating the public would be useful and indeed necessary so that everyone can use and enjoy the land sensibly. I have concerns about how the Working Party is made up and reaches decisions. I've communicated these concerns to Chris Elliott already but I feel a public consultation about the temporary fencing should have taken place. While we all agree that conservation is important, it's would be good if WDC didn't overplay the importance of protecting skylarks when their numbers haven't fallen since 2016. |
| 2 | It seems that the majority of users of this space were not consulted in good time before decisions on action were taken. It would seem a public consultation would have been more appropriate in these circumstances. |
| 3 | Just leave the lands alone. The birds have thrived for many years. The boundaries are move to meet "requirements " and tick boxes and are not a good use of any public money. |
| 4 | Hazel hurdles |
| 5 | The fencing is a good idea, but I reiterate that the long grass where the birds nest is not the area fenced in. |
| 6 | The fencing is an effective solution to deliver the obligations presented to the council. Unfortunately signage alone doesn't work as is clear in the past & plenty of other areas of the common |
| 7 | Hedgerow would be the ideal long term solution, that would take time to mature. For now the fences will prevent dogs from disturbing these declining nesting birds. Quite simply we should all do our bit to live alongside wildlife. Yes it's not the most attractive solution but it will help to maintain and hopefully increase the numbers of Skylarks and pipits. |

7. Alternative solutions Which of the following would you find more acceptable? Below are a few suggestions collected from local social media sites. Please choose ALL that you think are worthy of consideration to include in planning a more sustainable and viable alternative to plastic fencing.

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| 8 | I think we need to do all we can to encourage these birds to breed. I would like to see a permanent hedge / fence for these birds. It's not as if it is a very big area in comparison to the rest of the land. |
| 9 | That's not the point, none of the above apply as the fencing is to stop dogs disturbing the nests. |
| 10 | Hedging is a nice idea but dogs can quite easily crawl through gaps so I'd imagine some sort of fencing behind the hedge would be needed as well |
| 11 | Move the nesting area to a more appropriate site. The birds could be encouraged to nest on the unused part of the golf course. |
| 12 | I feel the plastic fencing is probably the best short term solution mainly to stop loose dogs running through the area but a longer term solution such as hedges and wooden fences would be preferable. I find it amazing that no long term solution has been arranged before now, but cannot see any of the above alternatives working in the short term. As a local resident I feel it is very sad that the "powers that be" cannot get their heads together and agree on a sensible long term solution. I for one love to hear the skylarks singing over the fields but the numbers are less each year. |
| 13 | Better signage informing people and if are going to put up temporary barriers, actually only where the birds are nesting not whole large area. I've been to other areas where ground birds nest and they just put up small areas around the actual nest site and also have well placed signage on entrances and before the nesting sites informing the public. |
| 14 | I would like to see more of the central area set aside and left un-mown during the bird breeding season. This includes that part of the common currently used as a race day car park. Over the longer term, would it be possible for the model flying club to be accommodated elsewhere - perhaps through the re-design of the golf course . This would offer the potential to further expand the central bird nesting zone. |
| 15 | The fencing is not particularly attractive but I believe it will be the most effective means of protecting the birds. People and their dogs simply do not follow advice, signage and requests - as I see every day. |
| 16 | Although I don't necessarily agree with the use of plastic, a robust boundary fence needs to be temporarily in place to prevent dogs from going into this sensitive area. These measures are temporary not permanent, so the fencing can be easily removed and stored. |
| 17 | Hedging is the best long term policy but in the short term plastic fencing is the best option. |
| 18 | Signage to explain how precious this area is for birds during nesting period When this period is exactly Less anti dog owner wordage (we do not have a dog but note that most dog owners are very sensible, friendly , caring and treat their dogs very well so why wouldn't they be sympathetic to the birds?) |
| 19 | As the fencing is to be there more time of the year than it is not, a permanent fence should be put in place (post and rail/stock fencing) with a locked gate when the area is not to be used and open gate when it can be used. The plastic tape that has been used unsuccessfully to try and secure the golf course has failed and it all looks unsightly - proper fencing or hedges need to be used throughout the site to keep consistency and percent long lasting security. |
| 20 | More protection for wildlife keep dogs on leads |
| 21 | As a temporary structure, the plastic fence is fit for purpose, as I presume it is to keep predators like foxes out, and reduce disruption to nesting birds by humans and dogs walking near nests. It is temporary isn't it? |
| 22 | Since it's to protect ground nesting birds the plastic fencing is only going to be temporary so surely it's not a problem. So many dogs all over the place they could be a real threat to the birds. I'm very glad that something is being done. |

7. Alternative solutions Which of the following would you find more acceptable? Below are a few suggestions collected from local social media sites. Please choose ALL that you think are worthy of consideration to include in planning a more sustainable and viable alternative to plastic fencing.

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| 23 | Something more aesthetically compatible with the surroundings Natural wood rather than a plastic looking synthetic horror |
| 24 | The main threat to nesting birds is the number of dogs that are allowed to roam free not the walkers. |
| 25 | Would have preferred the fencing to be anything other than plastic. Very non eco friendly. The area does seem to large. Also, who was there no consultation regarding the fencing. If dogs are an issue, I feel no initial steps were taken to minimise this even though I don't beleive they are an issue. |
| 26 | Wooden posts seems to me to be the best suggestion as the area would retain its natural look. Posts such as those used on the model airplane posts, with professional signage and perhaps a fact about the local wildlife on each one. Existing paths have always been mown and the vast majority of people that walk on the land stick to them. |
| 27 | In the short term I have no objection to the current fencing. If it is decided that a more permanent solution is needed then something more aesthetically pleasing would be better. |
| 28 | I would have thought metal link fencing would look better and be more durable, but it is probably much more expensive. There must be fences to prevent dogs disturbing the birds. I guess they will come down at the end of the breeding season. |
| 29 | It's a shame to see plastic being used. Could large metal chicken wire type fencing not have been used. Haven't got an issue with the area being blocked off if it means the birds are protected then its fine. There's is plenty of land for the public and our dog to walk on and if it means the birds are safe then that's good. |
| 30 | Think that the plastic fencing is acceptable, but could be enhanced by more informative signage. The other alternative is, as happens in several other areas where endangered wild-life is under threat, for dogs to only be allowed to walk on the area on leads. On one occasion I have seen a dog Walker with 9 dogs running loose on the area and on another, 4 dog owners talking on the model plane area whilst their dogs ran wild on the meadow. |
| 31 | I think it's a great idea to protect the ground breeding birds like skylarks. It's a shame the fencing isn't more permanent or attractive (would have been nice not to be plastic) but something has to be done to stop dogs running riot on areas important for protected species. I'm all for it. |
| 32 | If it is only for a few months then I think the plastic fencing is ok. However dogs can easily get under the current plastic fence. |
| 33 | Don't spend a fortune. The public purse is always stretched. Just make it reusable and kind to the environment. People will always ask for something nice and expensive because it feels like they don't have to pay for it. My only plea is be realistic. |
| 34 | Personally I think as the barriers are just temporary then there is no issue. People don't tend to walk in that area when the grass is long anyway so what's the issue? |
| 35 | I don't mind the plastic fencing but more permanent hedges might be a good and natural long term solution |
| 36 | There needs to be a long-term solution and some long-term thinking. Does the council intend that this ugly plastic fencing will become a yearly addition to the Common? I favour the idea of low hedging. Native species will encourage other birdlife too. Of necessity, this would have to be managed and kept reasonable low or it would alter the look of the area. Local schools could be encouraged to investigate the best kinds of shrubs to attract wildlife and even raise funds and help in the playing. This would give future generations some investment in the future of this land. #I also favour a couple of wide paths across the nesting grounds complete with quality display boards explaining the nesting habits and birds, 1982 Countryside Act and penalties and encouraging the public to comply and even police the area. |
| 37 | TO HAVE THE FIGURES DOUBLE CHECKED ON THE VALIDITY OF NUMBERS , VIS A VIS THE DECREASE OF SKYLARKS AND MEADOW PIPITS ! |
| 38 | Better marking of public rights of way across site would help. |

7. Alternative solutions Which of the following would you find more acceptable? Below are a few suggestions collected from local social media sites. Please choose ALL that you think are worthy of consideration to include in planning a more sustainable and viable alternative to plastic fencing.

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| 39 | You should not be able to enclose common land. In the past nothing was ever done to highlight the nesting area. |
| 40 | Sturdy attractive permanent signage needs to be installed.I am in favour of the current fencing as it is temporary for the breeding season. The nesting birds need protecting. |
| 41 | Without this fencing people will walk wherever they like even if paths hedges etc are put in place !! |
| 42 | Hedging is a good idea for at least some of the boundary as this would also benefit the other birds and wildlife too |
| 43 | Why has the grass kept being cut it used to be long and different wild grasses used to grow. The skylarks are ground nesting birds and they like long grass. When the grass was not cut at all except August September time there were always plenty of skylarks nesting and no fencing. Also how do you tell the skylarks to nest inside the fencing!!!! There also used to be lovely wild flowers over there. I have walked over there since I was a teenager the common has changed over the years and not for the better. Almost forgot the gog brook used to have fish in it and was clear water. |
| 44 | More permanent style fencing |
| 45 | Reason as above comment |
| 46 | Its the only way to stop people letting their dogs run on the ground & disturb the birds |
| 47 | Monitoring is a waste of time. Dog walkers are ruining our green space. |
| 48 | Why can't residents just respect one area that is supporting the local birds. The Friends of St Marys should be supporting this idea rather than poison minds of local people. Those on the committee appear to be very selfish and offer very little to the land. |
| 49 | Its temporary isnt it ? |
| 50 | If we are serious about looking after our wild life the area has to prevent dogs from accessing site. I love dogs but there is plenty of room for them in the fields without disturbing nesting areas. |

8. Finally any thoughts on this survey or the future of St Mary's Lands please leave your comments here, or go to our website friendsofstmaryslands.com

| Answer Choices | | Response Percent | Response Total |
|----------------|---|------------------|----------------|
| 1 | Open-Ended Question | 100.00% | 71 |
| 1 | Worried that walkers and the public are trying to be excluded from more and more areas. | | |
| 2 | It is very ugly and plastic is not environmentally friendly | | |
| 3 | <p>I do think the Working Party needs to face greater scrutiny and be very careful about making decisions unilaterally. The public has a great interest in this land and that needs to be balanced with other concerns.</p> <p>On a wider level, the sheer amount of development that WDC has allowed to go through in this area has infringed on the places we can walk and the natural habitat of many wildlife. Maybe they'd like to reconsider their planning policies rather than encroach further into the few public spaces we have left to enjoy.</p> | | |
| 4 | This beautiful area is not being maintained and access to the public is being restricted | | |
| 5 | No more development of the lands please. Just leave it alone and maintain the paths and everyone will be ok. | | |
| 6 | We are just pleased that people are just as committed to keep the Common the Common | | |
| 7 | <p>Far more communications from the Managers of the Common to the People of Warwick District about their views on the future of their Public Open Space. Include onsite Pop Up meetings.</p> <p>I would also want to know how these Managers are going to manage the other wildlife (ie. Foxes and Hawks) that are more likely to cause more issue in this large area with these Nesting Birds. Were is the money coming from to erect the fencing and to removed after the Beeding Season each year, suspect it will never be removed.</p> | | |
| 8 | How do the birds know where to nest? | | |
| 9 | I am a recent user of St Mary's land (2017), but it is very obvious how well used this land is by many people of differing interests. | | |
| 10 | The powers that be complain when paths are overworn, but before they restricted walkers to these paths people walked more widely on mown pathways of which there were many more and which didn't seem to suffer. It seems to be the restrictions which lead to hard wearing. | | |
| 11 | It's clear you have an agenda here. A shame as survey results would be much more valuable with some neutrality in the phrasing of questions etc. | | |
| 12 | <p>It honk we need to do all we can to encourage theses birds to breed.</p> <p>I would like to see a permanent hedge / fence for these birds.</p> <p>It's not as if it is a very big area in comparison to the rest of the land</p> <p>I feel that there are way to many voices shouting at each other about what Warwick wants from this piece of land.</p> <p>Just keep it mowed and maintained as is, don't fix what's not broken...</p> <p>And when is the hotel being built, I have friends and relatives that want to come and stay. 😊</p> | | |
| 13 | This space is vital for our family's health. More and more restrictions, chains locking pathways etc are appearing. It seems walkers are being pushed out strategically, one change at a time. | | |
| 14 | <p>We need to oppose, what is nothing less than, the vilification and harassment of the indigenous people who use this common land. Esp. the benighted dog walkers and their dogs, Esp. at THIS restrictive dangerous time countrywide. The council has no legal right to stewardship of the common, so far as I can deduce.</p> <p>Well, you did ask!</p> | | |
| 15 | <p>For me, this land is about wildlife and providing an area for locals to walk. If a species of bird needs protecting then I am extremely for doing whatever needs to be done to help protect them.</p> <p>From the article I read, it wasn't clear whether you work against the idea completely or just against the type of</p> | | |

8. Finally any thoughts on this survey or the future of St Mary's Lands please leave your comments here, or go to our website friendsofstmaryslands.com

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| | fencing used... I would hope just the latter. If something more attractive can be done then that would be great but the priority has to be to put something in place to start protecting these birds. There is plenty of space there for people to still walk around and we must prioritise sharing that space with wildlife. |
| 16 | It is good to have an opportunity to discuss the plans. More local people should be included in discussions. Public land should be managed with public debate not by councillors and officials who don't walk on the lands. |
| 17 | I think it is important that we discuss our local open areas and protect them for future generations. There is always a balance on use but I feel the protection of our dwindling wildlife is worth a few modest restrictions on where we walk and allow dogs off leads, which seems to be the main sticking point. |
| 18 | St Mary's is a special bit of land which is very important to the local community. It needs to be protected in the strongest possible form. |
| 19 | I feel if you have a dog, we are being pushed out more and more and soon everywhere will want dogs on leads and all the outside spaces that dogs can run freely will be gone. |
| 20 | Be more constructive with WDC rather than confrontational for sake of it |
| 21 | WDC needs to expand how it consults with the public beyond the confines of the St Mary's Lands Working Group. If the current bird protection measures are "a trial", then we need to know how that trial will be monitored and assessed by WDC and how it proposes to share that information in public. |
| 22 | It is disappointing that the Friends don't seem to have been fully consulted, but action had to be taken quickly. The larks are just too disturbed. |
| 23 | Clarity over where you can walk / exercise dogs as there is nothing I've seen that tells you this. |
| 24 | I'm very pleased with the work that's been carried out over the past few years, which has greatly improved access. The conservation work is great too as is the new football pitch. |
| 25 | Skylarks are in national decline and in trouble locally. St Marys Lands is one of the few areas in Warwick and the surroundings where the birds can raise more than one brood in a season and could provide a valuable source population for improving the state of this bird in the county. Fencing has always been used on the common in the breeding season, it used to be just a rope, allowing dogs to run beneath. Data now suggests that even this is having an impact. I regularly saw people ignoring the roped areas and also allowing their dogs to roam across nest site areas. The logical thing to do is to try the new technique. If Skylark numbers continue to decline then something else is responsible and the fence can be removed in totality. If numbers do recover then perhaps a hedge could be planted around these areas to replace the green netting. Hedging would be great for biodiversity but may have some opposition as it would change the character of the site and restrict view lines. St Marys land is big enough for all to coexist in this matter and to risk losing Skylarks on the site would be a great folly. Its is a mark of the country town that their song can be heard in the town centre. I have worked on LBAP plans for Skylarks in the county and this site really is vital to the local population, I think the Friends of St Marys lands should be championing this species not fighting potentially effective measures to protect them. |
| 26 | I welcome the opportunity to comment but think the survey needs to be clearer and more objective to be of use. I strongly support that the Council has made attempts to protect the Skylarks and don't see any problem at all sharing our wonderful Common with the birds! |
| 27 | We love St Mary's Lands and have use£ it for over 40 years but particularly in the last 15. Many improvements recently. Mostly good. |
| 28 | Considering the golf course has not been made secure from the vernal public (whole in hedges, broken fencing etc and the plastic tape that have used to attempt to secure this area has not survived the weather the focus should be on properly re securing Thai site with either full hedges or full fencing - the plastic temporary taping does not work and is not a long term solution. |
| 29 | Be good if your group was properly constituted and less aggressive |

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| 30 | It's good to be able to express an opinion. |
| 31 | Wish there weren't so many dogs! |
| 32 | Please keep up your pressure to maintain the land for the benefit of local residents rather than horse racing visitors |
| 33 | As a dog owner myself it used to frustrate me seeing other dog owners allowing their dogs to run freely in the 'fenced' area, disturbing the birds as there was only a flimsy bit of string and laminate notices (that didn't last) marking the boundary on one side of the nesting area. Whilst it's not the prettiest thing to look at, a solid boundary such as the plastic netting is the only way to ensure the birds are left in peace whilst nesting. |
| 34 | Before carrying out abominations like this first consult the people who make use of it. |
| 35 | I'd like to see some restriction on the numbers and behaviours of dog walkers. The recent increase in dog ownership has resulted in almost all our green spaces being converted into dog toilets, with other users being considerably disadvantaged. It's not much fun retrieving a frisbee or a football to find it covered in excrement. |
| 36 | Whilst I accept the racecourse is a business and wants walkers to be considerate they don't help themselves by not making easy access where they would prefer users to cross! They want people to use specific crossing points but leave barriers across. Blocking and locking the main crossing point without consideration for users of the other entrance/exits forcing people to find a way through or directing people via a long diversion - not everyone is capable of the distance! Don't just restrict without giving considered alternatives. Then they may find not as much "damage"! |
| 37 | lasts week I counted no fewer than 8 singing skylarks on St. Mary's Lands - the birds are claiming territory and attracting mates. They simply will not breed here if dogs and walkers disturb the nesting area. |
| 38 | It is a fantastic area. A big thank you for caring for it. It is a great opportunity to create more habitat for nature. It is hard to balance human development with the natural world but you have a chance to play your part. We need to reduce our footprint. ...literally! I look forward to enjoying the larks ascending. They are truly extraordinary and need to be treasured. Agree more good info boards encouraging education on biodiversity. |
| 39 | The survey isn't worded neutrally so I would suggest more thought is given to how questions are asked in future surveys. |
| 40 | The area seems to be rather large. I noticed yesterday that the Birds were nesting outside this area. Two flew up into the air from the ground as I passed them. So the fence seems pointless. I have lived here 47 years, my home is across the road from the Common and I have never seen fencing off until recent years. The birds nested quite happily for all those years. Why fence now? |
| 41 | Friends of St Mary's land are doing a good job. For that they need a round of applause! |
| 42 | I'm a dog walker that has a dog off lead when walking around the racecourse, I walk here daily, and have no issue with segregated areas for wildlife/conservation/biodiversity protection/enhancement as there is plenty of routes and areas to walk my dog. I believe it is really important for any landowner/leaseholder/stakeholder to support wildlife initiatives such as these. |
| 43 | Open the area more for local use. There is no need or demand for a racecourse. |
| 44 | Who has published this survey and who has asked for it to be carried out. I think that the survey should have included an explanation as to why the area has been fenced off. As a local resident I am very concerned that St Mary's Lands has become a dog walkers area rather than a resource for everyone and a haven for wild-life. I would like to see a survey of dog-walking on St Mary's Lands |
| 45 | I love the new scrapes too, hopefully we will get more wildlife in the area |
| 46 | St Mary's lands is a beautiful area and I think clearer signage and demarcation of the area of nesting birds would bring more awareness to protect the birds whilst still allowing people access this wonderful green space. |

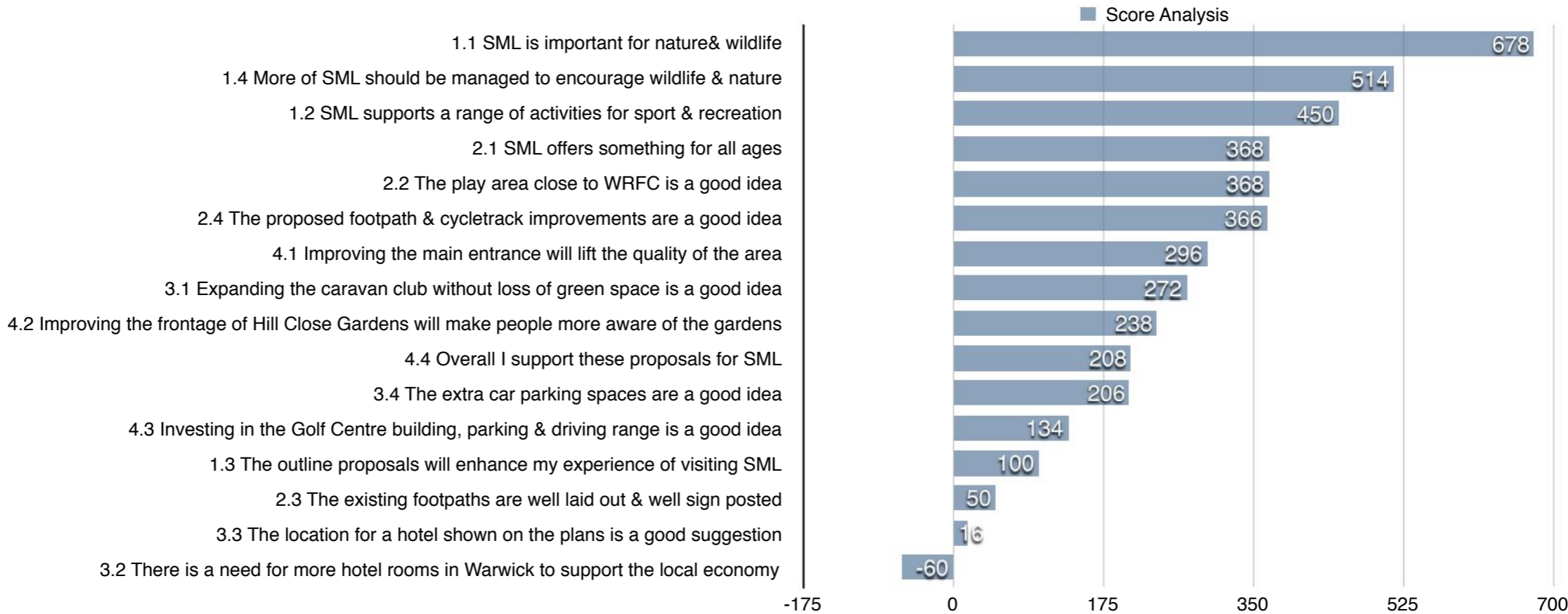
8. Finally any thoughts on this survey or the future of St Mary's Lands please leave your comments here, or go to our website friendsofstmaryslands.com

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| 47 | I recently bought a house which looks onto these lands. It was a large reason for making this purchase. Since moving here with my family I walk on St Mary's Lands every day. I appreciate and enjoy it as a calm place to walk and think that it is a great asset to the town. Whilst I appreciate that the golf clubhouse is currently underdeveloped, the rest of the land (including the racecourse) is a very good example of private and public space working together well. |
| 48 | As above, dogs can easily get under the existing fence, maybe there needs some tent pegs to hold the fence down in between the posts. |
| 49 | I am grateful for the the facility and would like this appreciation to be convey before there are any demands and griping. Be kind and be grateful. |
| 50 | Full access to the results on smart survey should be allowed for transparency. There has been much disagreement between the Friends of St Mary's lands and WDC in the local press that the feeling is who to believe? A completely independent witness chosen and agreed by both to vet the results may put more confidence in the results when revealed. |
| 51 | there is much bad feeling locally that the 'council; and the 'racecourse are in cahoots (or worse) to limit public access to what used to be common land. I totally support the protection of ground-nesting birds and the land being given more nature reserve status. But the council is supposed to represent the people it serves and who pay their wages. This eyesore fencing is ecologically unsound and is simply not the answer. |
| 52 | St Mary's lands need to be allowed to be used in the historical manner it has been used for over decades now. Proportionate segregation of areas is fine but it must be discussed with regular users. |
| 53 | To oppose all incongruous developments , particularly ones that are damaging to the aesthetic , historic character of Warwick Common . With equal attention and dedication to preserving the uninhibited open space . With a survey to see what previously uninhibited open space can be reclaimed for the public ! |
| 54 | It should be left as it is ,only decent outdoor space in the area !, |
| 55 | To raise awareness bird viewing areas with informative boards with pictures of the local birds. Feeding stations the public can donate too with healthy bird food that would benefit the observation of the birds and maybe also raise awareness and get people interested. The telescopes similar to those found at beaches could add interest and get younger people involved and interested. Sculptures and nature gardens to add interest? Would probably be a nightmare with privacy laws etc but Night cams and live feeds of wildlife activity or maybe one off videos of the 'night life' could be posted on public social media sites? |
| 56 | Would rather it was left as open as possible instead of pushing people into smaller and smaller areas all the time |
| 57 | It would be great to extend the gravel paths (from edge of jubilee woods down to race track, and from the marsh area to the crossing point on the back straight.... and have proper fibre sand crossings at all footpath crossing points) In terms of nesting bird area, there is still more than enough space to walk around |
| 58 | I just wanted to say that I think the council have done a good job with the green netting, which is hardly obtrusive on the eye as it blends in with the grass and it contains a big enough area for the meadow pipits and skylarks to nest while also leaving plenty of room for dog walkers. It is certainly an improvement on the bits of rope and posts that were put up in previous years, and something needed to be done as there are so many more dogs and dog walkers this year. This way, I think everyone is served well. I think it is great what the council in partnership with the racecourse are doing to promote wildlife on the common. |
| 59 | The common should be as it was long grass for the ground nesting birds. There are rights of way going across the racecourse and golf course. Less grass cutting for cars to park on race days as they are taking up more and more of the common. The common should be used for local peoples enjoyment. |
| 60 | We need to do everything we can to protect our wildlife and help increase the declining numbers. |
| 61 | With the increase of Dog ownership during the pandemic, its become increasingly apparent that a lot of dog owners are unaware of the impact their dogs running free and out of control is having. Nature is under constant threat and more needs to be done to educate the public. |

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| 62 | Anything that can be done to help nature flourish is a positive in this day and age | | |
| 63 | Dog walkers should have set paths to follow & be on leads. | | |
| 64 | Well done to Warwick DC for this great idea. | | |
| 65 | If dog owners were more responsible none of this would be necessary | | |
| 66 | <p>It is vital to give our wildlife protection. Time and time again people with their dogs running off lead cause disturbance and bird breeding failure. I am sorry but dog owners aren't to be trusted!!!!</p> <p>Last year we witnessed a dog at another local site swim out to an island and gobble up some Great crested Grebe eggs.</p> <p>Surely we can give our wildlife a little breathing space during the nesting season by fencing a small area to keep people out.</p> | | |
| 67 | We need to preserve nest sights in Warks, especially because of the damage hs2 is doing to the county. | | |
| 68 | There is no better time to support the natural environment and if that means a little inconvenience for us it's well worth it as we are all part of nature. | | |
| 69 | It is vital these areas are protected to ensure the decline in the breeding bird populations are halted | | |
| 70 | <p>St.Marys Land is a fantastic place to allow our dog some off lead freedom. The dog walking community there are amazing, and we always feel safe there. I hope that can continue.</p> <p>As mentioned above, I do like the fencing at the moment. It makes our walks feel more relaxed as our dog has a visual clue of where he cannot go, without us having to call him back and forth all the time. I do understand that it isn't the most sustainable, and hope the plastic will be recycled after use.</p> | | |
| 71 | There are many more people now using this area. Dog owners need somewhere to walk their dog but it is acknowledged that The birds need protecting. Whilst plastic is not ideal, it is the most viable solution at the moment. If it wasn't the Wildlife Trust would not have agreed it. | | |
| | | answered | 21 |
| | | skipped | 96 |

All responses based on 198 responses.



Appendix 3a Response to FoSML Report

The response from the ecologist is attached.

The other principal points arising are set out as bullet points with a response underneath:

- **Comments on their public survey and justifying our lack of public consultation.**

An extensive programme of public and stakeholder consultation took place during 2016 to develop the adopted masterplan in 2017. The summary page from that consultation process, which indicates that of all questionnaire responses, the two most supported proposals were:

1.1 SML is important for nature& wildlife

1.4 More of SML should be managed to encourage wildlife & nature

Whilst the Council did not undertake specific consultation on the temporary barriers, these were discussed and consulted upon with the members of the SMLWP, the Warwickshire Wildlife Trust and are fully aligned with the nearly 200-responses the council received from members of the wider public.

- **Cost of the measures and why they are proportionate**

The cost of the measures for the year ahead are set out in the report as they were in 2021. The cost in 2021 was just over £2000 which is a small cost for an experiment. WDC has committed itself to positive action as regards the climate change emergency. As part of this, SML is an important 'test case' for both the Council and nationally in the discussion about how we modify behaviour to better co-exist with the natural world around us. It is a positive feature of the masterplan that SML is better known and much more used now than in its past; but increasing visitor numbers can have a negative impact on the ecology and biodiversity of the site. The areas have been roped off in the past and this has been shown to be ineffective in reducing the decline of once common bird species at SML. Should the trial prove to be effective, more permanent fencing can be considered as part of a wide-ranging review of SML management and maintenance planning. Equally should the trial not work, considerably more expenditure on installing permanent fencing at the outset has been saved. The educational value of this trial should not be underestimated – it is a real example of the loss of biodiversity on the doorstep and when the public understand this, the vast majority would support the measures.

- **Why we choose green plastic netting.**

The areas for protecting the breeding birds have been roped off in previous years but the ropes have been unsuccessful in preventing disturbance, in particular, from dogs running off leads. Consequently, an alternative was sought and the members of the SMLWP discussed and agreed a more robust barrier was required. The green plastic is easy to install and take down and is an ideal material for the trial period.

- **Approach to signage and communication**

More permanent and attractive signage, similar to the recently installed example at the model flying site is proposed but this would only be appropriate if the trial becomes a permanent feature. In the meantime, more temporary notices can be included alongside the green mesh barriers to explain their purpose.

Enclosure of nesting site on St Mary's Lands during 2021 breeding season.

The following has been written by qualified and experienced ecologists and ornithologists to clarify information relating to the protection of ground nesting birds at St Mary's Lands and provide further details on questions raised by FoSML.

Traditionally skylark use agricultural land for breeding. However, due to agricultural intensification in northern and western Europe since the 1960s a significant decline in numbers has been observed. However, the habitats of skylark are widespread and varied and rely mainly on areas where they will be no disturbance. For example, an old study (Delius, 1965) found that coastal dunes provided significantly higher productivity than agricultural habitat. Similarly, grasslands are one of the habitats that are used by skylarks for breeding. Grasslands regularly mown make them unsuitable for breeding skylark. Highly fertilised grass or crop fields grown for food are also unsuitable for breeding skylark (Wilson et al, 1997) and fields grown for silage have been shown to have low fecundity for skylark (Buckingham *et al*, 2015). It is recognised that grassland is the natural habitat of Skylark and agricultural intensification has caused a significant decline of this species due mainly to re-seeding, increased fertiliser levels and frequent mowing, which has shortened the breeding season and resulted in loss of nests (EC, 2007). However, meadow grasslands, which are not intensified such as the grassland at SML, although it grows tall, provides a mosaic vegetation structure of benefit for breeding skylark as has been seen since the fencing was erected.

At St Mary's Lands the protective fencing is erected in February/March which allows the grassland to remain undisturbed during the breeding season. Once the fence goes up, grass paths and the flying strip continue to be cut by the Council, the race day parking area is cut by the race course but no mowing is carried out in the central area grassland until August/early September. This management strategy is necessary, due to the risk of skylark chicks being killed or eggs being destroyed, which would also be illegal under British law.

Nesting and breeding skylarks have adapted to grass growing tall during the summer and will still raise several broods as normal. Grass management follows best practice in regards to the breeding bird season, where the Council must wait until ground nesting species such as skylark and meadow pipit have fledged their final young. Until then, the grass will grow as normal and the ground nesting birds have adapted over a long period of time to successfully rear their young.

The FoSML report cites websites with generic information on skylark and meadow pipit. In order to fully understand the reasoning and methods for protecting ground nesting birds at St Mary's Lands, it is important to appreciate the complexity of habitats this species inhabits. That information contained within the Bird Report (ELM, 2020) and the Study on Ground Nesting Bird Study and Potential Effects of User Activity (ELM, 2020) ensures that scientific facts and evidence on skylarks and their conservation is fully explained.

From informal conversations with dog walkers and other users at St Mary's Lands during bird survey work and monitoring visits showed that many were supportive of fencing, as long as the interpretation signs were clear explaining why such fencing was needed.

Subsequently, the Council produced very good temporary fence and clear signage for all users.

The skylark population has dropped from at least 60 pairs in the 1960s at St Mary's Lands to 11 pairs currently. This is a very severe drop in breeding pairs at the site and follows the national trend and the skylark is a red listed bird of conservation concern (RSPB, 2021). Without protective intervention to reduce disturbance e.g. temporary fencing, the skylark numbers will continue to drop to an extent where they will be in danger of extinction at St Mary's Lands, due to too few pairs to make a viable breeding population at the site.

The temporary fencing has been shown to be effective in ensuring that dog walkers are not accidentally traversing the main breeding grounds for skylark and meadow pipit. This has been personally observed by the ornithologist during 2021 from frequent visits to St Mary's Lands. During 2021, no dog walkers were observed within the enclosed area. Without any doubt, this is a key reason why the skylark numbers have gone from 8 to 11 pairs. We would predict that this number will increase further in 2022 as long as the fencing is installed again and possibly expanded to enclose further skylark pairs. The fencing is temporary and only used during the key months for skylark breeding e.g. April to August as they are multi-brooded. During the rest of the year, there is no fence present on Lammis Field. There is still a very large amount of land present for dog walkers in the spring and summer months, when the fencing is present.

A rope type fence would not provide adequate protection as this would easily be breached by dogs running loose. During 2019, we observed dog walkers and their dogs walking through skylark territories in grassland that was not enclosed. This happened often and such activity will not only disturb skylarks from their normal breeding behaviour, dogs can also kill chicks or damage eggs when found. The enclosure prevents this from happening as was the case in 2021. Essentially, this is why protection is needed and why the fencing provides a solution to secure ground nesting bird breeding at St Mary's Lands. During 2021, we observed dog walkers near the spinney, walking through unenclosed grassland with their dogs, right through skylark territories that were outside of the fence line. This would pose a direct danger to skylarks especially if happening on a daily basis. For this reason we have proposed that the fencing is expanded so further pairs of skylarks can be protected.

The Council recognizes that there must be a balance between user groups and nature conservation at St Mary's Lands. For too long, not enough action has been taken to protect ground nesting birds. The temporary fencing used, also used by organisations use such as the RSPB, has meant that the skylark population at St Mary's Lands has stabilised and slightly increased after an historical decline. Without the protective fencing, ground nesting birds would continue to decline and the nature conservation value of this site would be degraded as a consequence, given that skylarks are an iconic species for St Mary's Lands.

It is imperative that in order to protect skylarks at St Mary's Lands the structurally diverse meadow grassland must be maintained and enclosed by temporary fencing. It is our professional opinion and as a life-long ornithologist, that the temporary fencing must remain in use every year from now on at St Mary's Lands, if skylarks and meadow pipits are to continue to breed for future generations to enjoy.

References

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Warwick Natural History Society
www.wnhs.info

President: David Beal
Honorary Secretary: Barbara Cuttell
Email: barbaracuttell@gmail.com
01926 843122 or 07910 726716

To: Roland Hopkins, Warwick District Council
Roland.Hopkins@warwickdc.gov.uk

Dear Roland,

We understand there is still some doubt about whether or not to protect the ground-nesting birds on the racecourse/St. Mary's Lands during the coming breeding season. We very much hope that the relatively small area of rough ground that was fenced off last year can be protected again.

After several years of decline, last year there was an increase in nesting skylarks as a direct result of the initiative. Also meadow pipits benefitted from the protection. It was a delight last year to hear skylarks so close to the centre of Warwick. Their song is one of the most uplifting in nature. And it is a pleasure to see the meadow-pipits displaying by climbing into the sky and parachuting down. Contact with nature has clearly been particularly important for people's wellbeing during the pandemic.

If dogs are allowed to run through the nesting area, the birds will abandon their nests. So if the council is committed to increasing biodiversity, we hope there will be no delay in erecting the protective fences. By the beginning of February the birds will be pairing up and preparing to nest.

Please pass on our views to the appropriate people at WDC. I am quite certain that all the members of our society (139 members at present) will share the concerns of the Warwick Natural History Society officers.

Best regards,



Barbara Cuttell
Hon. Secretary

Appendix 5

St. Mary's Lands Working Party

Terms of reference and membership

These terms of reference have been prepared to guide the management and structure of the St. Mary's Lands Working Party.

The role of the Working Party

- The role of the Working Party is to bring together key stakeholders with an on-going interest in the landscape quality, community value, visitor interest, ecology, and the use of the space for a wide range of sports and recreation so that strategic decision making reflects a broad consensus of opinion.
- The Working Party is intended to provide an on-going forum for stakeholder comment and input with regards the implementation of recommendations contained within the adopted masterplan and other Warwick District Council policy initiatives and programmes as may be relevant to the open space.
- The Working Party is established in an advisory capacity to provide advice to Warwick District Council and to act as a 'critical friend' to ensure that the Council's decision making is reflective of wider stakeholder's views.
- A separate Operations Group will focus on the day-to-day management and maintenance of the site. This ensures that the Working Party's primary role is to maintain a strategic oversight of the opportunities and challenges at St. Mary's Lands.

Responsibilities

- Providing advice and guidance as appropriate to Warwick District Council on developing and monitoring the strategic approach to St. Mary's Lands as a key green space.
- Assist in developing appropriate documents and policies to support the detailed development and aspirations of the adopted masterplan.
- Providing advice on issues that affect users, including the wider community in a considerate and consultative manner.
- Providing a forum for discussion of progress.
- To help guide the development of recommendations for further work.
- The Working Party may request members of the District Council to speak at the meetings as seems appropriate and reasonable and may request feedback with regard to the recommendations that the Members makes to the District Council.

Ways of working

- The Working Party will meet for a maximum of four times a year.
- Members of the Working Party will receive papers one week before each meeting.
- Unless agreed otherwise by a majority vote of the Working Party

Members, a Chair will be proposed and seconded at the commencement of each meeting.

- Minutes of the meeting will be kept and agreed by all members of the Group who attended the meeting.
- Minutes of the Working Party may be a public document.
- Working Party Members may be contacted between meetings for advice should the need arise.
- From time to time sub-groups may be formed to work on specific issues as appropriate.
- Where matters considered confidential, either to the District Council or another Member of the Working Party, but early advice is being sought, the party requiring confidentiality should make the other Members aware of what elements of the discussion should not be disclosed outside of the meetings.

Membership

- The membership of the Working Party is at the discretion of Warwick District Council and will be selected to provide a range of views and opinions.
- Warwick District Council may request a copy of the constitution, memorandum of operation or terms of reference for any organisation invited to participate in the Working Party and any such reasonable request should not be unreasonably withheld.
- Invited organisations will be requested to nominate a representative to attend these meetings.
- The Working Party may from time to time recommend that other individuals / organisations are invited to attend on a temporary (issue basis) or permanent membership of the Working Party. The District Council will consider all such reasonable requests.
- Members of the Working Party are expected to be involved in or have an interest in becoming involved in the implementation of the adopted masterplan and other issues as these arise.

Advisors

- From time to time advisors may be invited to attend the Working Party to guide and support the work of the Working Party. Advisors can be proposed by the Working Party Members or invited by the District Council.

Title: Net Zero Carbon Development Plan Document
Lead Officer: Andrew Cornfoot (01926 456 203)
Portfolio Holder: Councillor Alan Rhead
Wards of the District directly affected: All

Summary

This report sets out:

- a) The feedback from the consultation that was undertaken on the Net Zero Carbon Development Plan Document (NZC DPD) in Autumn 2021
- b) Details the changes made to the NZC DPD in response to that consultation and includes the revised draft of the DPD.

It also seeks approval to proceed with a consultation on the DPD under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012.

Recommendation(s)

- (1) That Cabinet notes the report of public consultation (set out in Appendix 1) relating to the consultation.
 - (2) That Cabinet supports the revised draft of the NZC DPD (set out in Appendix 2) as the basis of a further consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012.
 - (3) That in the event it is decided to proceed with a consultation, delegated authority is given to the Head of Place and Economy in consultation with the Portfolio Holder for Climate Change, to make further amendments to the draft DPD prior to the consultation commencing, subject to these amendments not giving rise to substantive changes to the basis of the DPD as set out in Appendix 2. Furthermore, delegated authority is given to finalising the Sustainability and Viability Appraisals associated with the DPD for publication as part of the consultation.
 - (4) That Cabinet notes that if the Council proceeds to a Regulation 19 consultation and officers subsequently advise to proceed to an Examination of the DPD, then a further report will be brought to Full Council seeking approval to proceed to submit the DPD to the Secretary of State for Examination.
-

1 Background/Information

- 1.1 At its meeting on 8th July 2021, the Cabinet agreed to commence a consultation under regulation 18 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 for the draft NZC DPD. The seven-week consultation commenced on 26th July 2021 and ran until 13th September 2021.

- 1.2 Since the consultation has ended a report of public consultation has been prepared which captures the comments and objections raised during the consultation. This is set out in Appendix 1. The report of public consultation also sets out the proposed response to the comments and objections including those that need to be reflected in revisions to the DPD or in updated evidence.
- 1.3 As a result of this, revisions have been made to the draft DPD. This report sets out the key changes and the revised draft is included in Appendix 2. These revisions seek to address the comments and objections and to clarify the DPD to ensure it is robust and effective once adopted.
- 1.4 A key part of the evidence base to support the DPD is the Viability Assessment. As a result of comments received relating to viability and amendments to the policies contained within the DPD, an update to the viability assessment has been undertaken. The updated viability assessment will be published as part of the public consultation.
- 1.5 Further technical evidence has also been produced following the Regulation 18 consultation to support the revised policies of the DPD and an Energy and Sustainability policy review is included in Appendix 3. This provides the technical justification for the proposed changes to the policies and will be published alongside the consultation draft of the DPD.
- 1.6 In addition, the Sustainability Appraisal is also being updated to address comments received through the consultation and to reflect the revised policies of the DPD. This will be published as part of the public consultation.
- 1.7 Officers are awaiting some updated evidence in relation to viability testing of the revised policies and an update to the sustainability appraisal and therefore seek delegated authority to make further amendments to the draft DPD prior to the consultation commencing, subject to these amendments not giving rise to substantive changes to the basis of the DPD as set out in Appendix 2. Delegated authority is also sought to finalise these two documents ahead of commencement of the public consultation where they will form part of the consultation and evidence base to support the DPD. Based on initial feedback and information provided from our viability consultant, officers have confidence that the majority of development types can be demonstrated to be viable when the policies of the DPD are applied.
- 1.8 A Regulation 19 consultation is the second stage of consultation when forming a Local Plan/DPD and it seeks to address two key questions:
- 1. Has the plan been prepared in accordance with all legal and procedural requirements?
 - 2. Does the plan meet the prescribed tests of soundness?
- 1.9 Following the Regulation 19 consultation, Full Council then has to decide whether it wishes to proceed to submit the DPD to the Secretary of State for Examination. A further report will therefore be brought to Council in due course.
- 1.10 Should Cabinet agree to proceed to the Regulation 19 Consultation, an indicative timetable for adoption of the DPD might be as follows (note: there are many variables that may affect this timetable, e.g. availability of an Inspector or whether any main modifications are required to be made and consulted upon):

1. Reg. 19 Consultation – Mid-late Feb 22 – Late March/Early April 22

2. Input responses to Reg.19 Consultation into consultation database; review and summarise representations – April 22
3. Collate documentation for submission including recommended changes for Council/the Inspector to consider – Late April 22
4. Report to Council for approval to submit DPD to SoS for Examination – 11th May 22
5. Request to Secretary of State to appoint Inspector – Mid May 22
6. Inspector appointed and EIP process commences – September 22
7. EIP process closes – September 22
8. Inspector makes main modifications recommendations – September 22
9. Public consultation on main modifications – October/November 22
10. Comments returned to Inspector – November 22
11. Inspector publishes report – December 22
12. DPD is amended in accordance with the Inspector's report – January 23
13. Final version of DPD taken to Council with a report requesting the Council adopts the DPD – February 23
14. Adoption – February 23.

1.11 **Summary of responses to the consultation**

- 1.12 Appendix 1 contains a report on the Consultation capturing comments received during the consultation, identifying key themes and also the key changes that have been made to the DPD in response to the consultation. However, the following paragraphs provide a brief overview of the consultation.
- 1.13 A total of 84 representations were received to the consultation from 43 different respondents (some respondents submitted more than one representation owing to how our consultation system is set up). Of the 43, 17 are respondents from organisations and 26 are from individuals.
- 1.14 47% of representations were in support of the DPD, 22% expressed mixed views, 20% were objections, 6% did not specify a position and 5% were unclear.
- 1.15 The consultation received a greater number of representations in support of the DPD than comments objecting, with the majority of respondents acknowledging the need for action to reduce the carbon footprint of new development and lessen the contribution to the causes of climate change. Where comments were of 'mixed' feedback, many of these still supported the goals of net zero carbon but wanted the policies to be more effective, forceful, or have clearer means for implementation.
- 1.16 A number of key themes were identified through the consultation including:
 - Embodied carbon (construction materials)
 - Energy hierarchy
 - Carbon offsetting
 - Supply chain deliverability
 - Performance gap / enforceability
 - Transport related emissions
 - Existing buildings / retrofit
 - Biodiversity measures
 - Policy flexibility

- Local circumstances
- Viability of development; and
- Sustainability Appraisal;

The consultation report in Appendix 1 explores the key issues raised relating to these themes.

1.17 **Changes to the DPD**

- 1.18 Appendix 1 sets out the changes to the DPD that have been made in response to the Regulation 18 consultation. The consultation report sets out the reasons for those changes and includes a table setting out how officers have responded to submitted representations. Officers have sought to make policies more robust and also, where appropriate, widened the scope of policies for example to require a consideration of embodied carbon for large major developments.

2 Alternative Options available to Cabinet

2.1 **Alternative Option 1:**

Cabinet could determine that they cannot support the revised draft of the NZC DPD and ask officers to reconsider aspects of the draft DPD and subsequently bring a further report to Cabinet seeking approval for a revised draft.

- 2.2 This however would add delay in the process of adopting the DPD and therefore might result in further homes securing planning permission before the DPD is adopted and therefore adding to the problem that this DPD seeks to address.

- 2.3 It should also be noted that in considering the consultation representations and arriving at revised policies, officers have sought the support of consultants with expertise in this field and therefore believe that the revised DPD, as set out in Appendix 2, is robust and is backed by evidence.

2.4 **Alternative Option 2:**

- 2.5 Cabinet could decide that they do not wish to proceed with the preparation of a NZC DPD.

- 2.6 However, this would mean that until national requirements to reduce carbon emissions from new buildings are introduced or policies are adopted in the emerging South Warwickshire Local Plan, then new development would be built in Warwick District that would be adding to the existing problem, thus not addressing the climate emergency.

- 2.7 It is anticipated that Building Regulations will be improved in this regard during 2022 but the changes are not expected to go as far as the policies in this draft DPD in addressing the climate emergency. More robust national policy on reducing carbon emissions from new buildings is expected through the implementation of the Future Homes Standard although new legislation for this standard is not expected until 2024 with implementation in 2025.

- 2.8 'Tackling Climate Change' is proposed to be an overarching principle that sits at the heart of the emerging South Warwickshire Local Plan. Therefore, robust policy that will see a reduction in carbon emissions is likely to be proposed in the Plan. However, the indicative timetable for adoption of the Plan is not until the end of 2025 and therefore significant levels of development is likely to go through the planning process in the interim period that wouldn't have notable carbon reduction requirements.

3 Consultation and Member's comments

- 3.1 The DPD that was subject to public consultation was drafted by officers with the benefit of having held a number of meetings with a cross-party member working group that provided a helpful steer for the direction that that DPD should take.
- 3.2 The draft DPD has been amended as a response to the public consultation and with the benefit of technical expertise.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 There are no legal or human rights implications of the proposed NZC DPD.

4.2 Financial

- 4.2.1 The costs of conducting a Regulation 19 consultation and reviewing the responses are covered within the existing budget framework. The costs associated with consultants associated with the preparation of the DPD are covered in part through the Climate Action Fund and also the Planning Reserve.
- 4.2.2 Further costs will be incurred in due course should a subsequent Council decision be taken to submit the DPD to the Secretary of State for Examination.
- 4.2.3 If the DPD is ultimately adopted it is very likely that additional specialist expertise will be required in the Development Management team to assess whether documentation submitted as part of planning applications demonstrates compliance with the policies of the DPD.

4.3 Council Plan

4.3.1 Fit for the Future (FFF)

- 4.3.2 The Council's FFF Strategy is designed to deliver the Vision for the District making it a great place to live, work and visit. The FFF Strategy has 3 strands, People, Services and Money, and each has an external and internal element to it, the details of which can be found [on the Council's website](#). The section below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

4.3.3 FFF Strands: External impacts

4.3.4 People – Health, Homes, Communities

The adoption of net zero carbon policies will result in a demonstrable improvement in the energy efficiency and quality of homes in the District. Homes built to these standards should also reduce fuel costs for occupants thus bringing benefits to livelihoods. The policies will minimise any adverse impact that communities in Warwick District are having upon the local and global climate.

4.3.5 Services – Green, Clean, Safe

- 4.3.6 The NZC DPD is a response to the climate emergency. A key outcome of the Fit for the Future Green, Clean, Safe strand is achieving the Council's stated outcome of total carbon emissions within Warwick District being as close to zero as possible by 2030. The DPD, or equivalent policy, will be critical to achieving this stated outcome.

- 4.3.7 The Council's Climate Emergency Action Programme Main Report, [Taking Action on Climate Change](#), dated January 2020, highlights the critical role that planning policy has in delivering the Council's aims on climate change by stating *"The role and influence of planning policy should not be underestimated in realising the net zero carbon ambitions of the District by 2030"*. In acknowledging the role of planning, the report further identifies the following action to improve the efficiency of buildings and reducing energy demand: *"Develop and implement policies that will deliver improved net zero carbon building standards – subject to national policy"*.
- 4.3.8 Point 3.6 of Ambition 2 of the Council's Climate Change Action Programme Summary ([WDC Climate Change Action Programme Summary](#)) promotes the requirement to build housing to net zero carbon in operation through the introduction of planning policies and states that this should *"set clear building standards for energy efficiency, heating systems, renewable and low carbon energy sources and (if necessary) carbon offsetting"*.
- 4.3.9 **Money – Infrastructure, Enterprise, Employment**
- 4.3.10 The adoption of the DPD policies will result in improved building standards for larger buildings and thus should bring down energy costs and reduce operational costs for businesses.
- 4.3.11 FFF Strands: Internal Impacts
- 4.3.12 **People – Effective Staff**
- 4.3.13 The standards that would be introduced by the DPD will result in new development being constructed to enhanced energy efficiency standards which may be of benefit to employees that live in the District or may in the future wish to live in the District. The authority is a leading authority nationally in preparing a Net Zero Carbon DPD and therefore its preparation provides a learning opportunity for officers.
- 4.3.14 **Services – Maintain or Improve Services**
- 4.3.15 The DPD policies will improve local planning policies so that they are fit for the short-medium term future and seek to address a key consideration for town planning and the Council, tackling climate change.
- 4.3.16 **Money – Firm Financial Footing over the Longer Term**
- 4.3.17 The DPD policies will not have any direct impact upon the finances of the Council. However, additional development that is constructed to standards short of net zero carbon standards is likely to have to be retrofitted in the future and this will have to be funded nationally, locally or by individuals.
- 4.4 **Environmental/Climate Change Implications**
- 4.4.1 The core purpose of preparing the NZC DPD is to respond to the climate emergency. A key outcome of the Fit for the Future Green, Clean, Safe strand is achieving the Council's stated outcome of total carbon emissions within Warwick District being as close to zero as possible by 2030. The DPD will be critical to achieving this stated outcome. See also Section 4.3.5 'Services – Green, Clean, Safe'.
- 4.5 **Analysis of the effects on Equality**
- 4.5.1 There are no equality impacts associated with the proposals in this report.
- 4.6 **Data Protection**
- 4.6.1 There are no Data Protection implications associated with the proposals in this

report.

4.7 Health and Wellbeing

- 4.8 The proposed DPD policies, if adopted, will improve energy efficiency of homes and businesses and it is expected that they will bring energy costs down. This will be of significant benefit to residents and businesses as it will reduce costs and reduce the number of people suffering from fuel poverty. This has the potential to have a significant positive impact upon health and wellbeing of residents.

5 Risk Assessment

- 5.1 Failure to develop and implement policies requiring new developments to be net zero carbon in operation will undermine the Council's Climate Emergency declaration and furthermore will mean the Council's stated ambitions on climate change would be undeliverable, in the absence of national policy being implemented.
- 5.2 Alternative Options 1 and 2 (see Section 2) identify risks associated with both adding delay into the process for the adoption of the DPD and with an approach that would result in the Council not proceeding with the preparation of the DPD.
- 5.3 A risk associated with proceeding with the adoption of the DPD is that the Council may commit significant resources (finances and staff time) into the preparation and adoption of the Plan only for measures to be implemented at the national level on a timescale earlier than currently anticipated, thus resulting in abortive work. However, based on current information the government's Future Homes Standard is not expected to be fully introduced until 2025 and therefore to not proceed with the DPD would potentially risk significant further development that doesn't already benefit from planning permission being built in the District to lower energy efficiency standards than the DPD will require. Furthermore, the work on preparing the DPD will be valuable in informing further work and emerging policies in the South Warwickshire Local Plan in the areas of net zero carbon buildings and tackling climate change more widely.
- 5.4 The Council, in developing policy for net zero carbon buildings, is at the forefront of policy formulation in this subject area nationally and as such there are fewer examples to draw learning from. As a result, pursuing the adoption of this DPD will result in further costs from technical consultants supporting the authority through to adoption.
- 5.5 Overall, it is considered that the risks of not proceeding to a Regulation 19 consultation and ultimately to adoption of the DPD are greater than any risks associated with proceeding.

6 Conclusion/Reasons for the Recommendation

- 6.1 This report provides feedback from the Regulation 18 public consultation that was undertaken on the Net Zero Carbon DPD in Autumn 2021. The report identifies key changes that have been made to the DPD following the consultation and includes a revised draft of the DPD. The report seeks approval to proceed with a consultation under Regulation 19, a necessary step in the process of adopting a DPD.
- 6.2 Officers are content that the revised draft DPD provides a more robust version

of the Plan that has responded to a wide-range of representations received through the public consultation. Crucially, in working with technical consultants with expertise in this area, it is considered that the policies within the DPD are suitably supported by evidence to demonstrate their suitability and viability.

Appendices

Appendix 1: Warwick Net Zero Carbon DPD Regulation 18 Consultation Report

Appendix 2: Draft Net Zero Carbon Development Plan Document

Appendix 3: Energy and Sustainability Policy Review

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|--|
| Committee/Date | Cabinet 10 th February 2022 | |
| Title of report | Net Zero Carbon Development Plan Document | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | N/A | |
| Portfolio Holder WDC & SDC * | 14/01/22 | Comments received 20/01/22 relating to the DPD |
| Financial Services * | 22/12/21 14/01/22 | |
| Legal Services * | N/A | |
| Other Services | N/A | |
| Chief Executive(s) | 22/12/21 14/01/22 | |
| Head of Service(s) | 22/12/21 14/01/22 | |
| Section 151 Officer | 22/12/21 14/01/22 | |
| Monitoring Officer | 22/12/21 14/01/22 | |
| CMT (WDC) | 22/12/21 14/01/22 | Minor comments received: 11/01/22 and 18/01/22 |
| Leadership Co-ordination Group (WDC) | 24/01/22 | |
| Other organisations | N/A | |
| Final decision by this Committee or rec to another Cttee/Council? | | Recommendation to :Cabinet / CouncilCommittee |
| Contrary to Policy/Budget framework | | No |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | Yes, Forward Plan item – 1,260 scheduled for 10 th February 2022 |
| Accessibility Checked? | | Yes |

Warwick Net Zero Carbon DPD Regulation 18 Consultation Report

Warwick District

Prepared for: Warwick District

January 2022

Prepared by: Paul Slater

Checked by: Amy Powell

Authorised by: Andrew Cornfoot

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Issue: V4

LPA: Warwick

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1 Introduction

- 1.1 Edgars Planning Consultants and Bioregional Development Consultants are instructed by Warwick District Council (the Council) to prepare a report of the consultation responses received to the Net Zero Carbon Development Plan Document Consultation Draft July 2021 (Net Zero Carbon DPD). This report considers the representations received and makes recommendations with regard to the Council's response and amendments to the DPD.

Background

- 1.2 On 27th June 2019 Warwick District Council declared a climate emergency including commitments with regard:

- Becoming a net zero carbon organisation, including contracted out services by 2025
- Facilitating decarbonisation by local businesses, other organisations and residents so that total net carbon emissions within Warwick District are as close to zero as possible by 2030
- Engaging with and listening to all relevant stakeholders including members of the Warwickshire Youth Parliament, and setting up the Climate Change Peoples Inquiry, regarding approaches to tackling the climate emergency

- 1.3 Following this, the Council adopted a Climate Emergency Action Programme at its meeting in February 2020. The Action Programme included a strong recognition of the important influence of planning in tackling climate change including the following areas for possible action:

- Ensure that the planning system, led by the Local Plan, sets developments and land use standards aimed at reducing carbon emissions and building sustainable communities
- Develop and implement policies that will deliver improved net zero carbon building standards - subject to national policy
- Ensure carbon reduction features and BREEAM standards are included in major development schemes

- 1.4 The Warwick District Local Development Scheme 2021 identifies a three-year programme for the review and preparation of planning policies. The preparation of a 'Climate Change and Sustainable Buildings DPD' is included in the Local Development Scheme 2021 as a priority for delivery in the years 2021-2023.
- 1.5 The Local Development Scheme also identifies that the Council will be preparing a new South Warwickshire Plan for adoption in 2025. The South Warwickshire Local Plan will be a new strategic Local Plan prepared jointly across Warwick District and Stratford District.
- 1.6 It is acknowledged that whilst a comprehensive new South Warwickshire Local Plan (SWLP) is under preparation, the Council's declared Climate Emergency and Action Plan requires policies to deliver net zero carbon building standards to be developed and implemented as quickly as possible. Edgars and Bioregional are supportive of this approach and are assisting in delivering against this aim.

Local Plan Regulations

- 1.7 It is the local authority's statutory duty to ensure that its Development Plans Documents are up to date and provide a vision and framework for future development in the area. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 *'To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise'*.
- 1.8 The Development Plan in Warwick District currently includes:
- Warwick District Local Plan 2011 – 2029 (adopted 20 September 2017)
 - Made Neighbourhood Plans¹
- 1.9 The Net Zero Carbon DPD upon adoption will form an additional part of the development plan for Warwick District alongside existing development plan policies (unless they are specifically replaced by the Net Zero Carbon DPD).
- 1.10 Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states that in the preparation of a Local Plan:

18. (1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

¹ [Neighbourhood plans - Warwick District Council \(warwickdc.gov.uk\)](https://warwickdc.gov.uk)

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

Under Regulation 22 a statement is required setting out

i) which bodies and persons the local planning authority invited to make representations under regulation 18,

(ii) how those bodies and persons were invited to make representations under regulation 18,

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,

(iv) how any representations made pursuant to regulation 18 have been taken into account.

1.11 This consultation report has been prepared to assist Warwick District Council to demonstrate compliance with Regulations 18 and 22.

Structure of this Document

- Section 2 summarises the Consultation Procedure: how and which bodies and persons were invited to make representation on the scope of the DPD.
- Section 3 provides a breakdown of the representations
- Section 4 summarises the main issues arising from the representations and makes recommendations to the Council on how to address these issues
- Section 5 concludes with a summary of recommendations and next steps.

2 Consultation Procedure

- 2.1 Warwick District Council commenced a Regulation 18 consultation on the Draft Net Zero Carbon Development Plan Document (DPD) on the 26th July 2021 for a period of 7 weeks until 13th September 2021.
- 2.2 The draft DPD was made available online, or through a downloaded PDF version. Consultation comments could be made using an online consultation portal (Opus Consult), via email to the planning policy team, or in writing to the planning policy team at Warwick District Council's Offices.
- 2.3 The Regulation 18 consultation was made in accordance with Warwick Statement of Community Involvement (SCI) Updated in April 2020.
- 2.4 Statutory consultees were contacted at the start of the consultation for their feedback, the list of statutory consultees is noted in the SCI – [available here](#). The consultation period was set at 7 weeks to account for the summer holiday period.
- 2.5 The following supporting documents were also provided on District Council's website:
 - Climate Change Viability Assessment Report
 - Sustainability Appraisal Non-Technical Summary
 - Sustainability Appraisal / Strategic Environmental Appraisal / Habitats Regulation Assessment (SA/SEA/HRA)
 - SA/SEA/HRA Screening Response - Natural England
 - SA/SEA/HRA Screening Response - Historic England
- 2.6 Individual consultation comments have been collated and anonymised, while statutory consultees and organisations have been included in full.
- 2.7 For the avoidance of doubt responses from Historic England were in response to the SEA screening request, and not in direct response to the Draft DPD submitted for consultation.

3 Representations summary

The Regulation 18 consultation received:

- 85 responses received in total (some people have submitted more than one representation)
- 43 number of respondents in total
 - Of this, 17 respondents are from organisations
 - And 26 are individual respondents

3.1 Figure 1 provides an overview of the position of respondents, out of the total number of respondents (85) there were 39 comments in support of the DPD, 17 noting objections, 18 mixed comments, 5 which were unable to be categorised (contained textual/reference amendment), and 4 which were unclear.

3.2 Figure 2 provides an overview of the themes we have identified from the respondent’s comments.

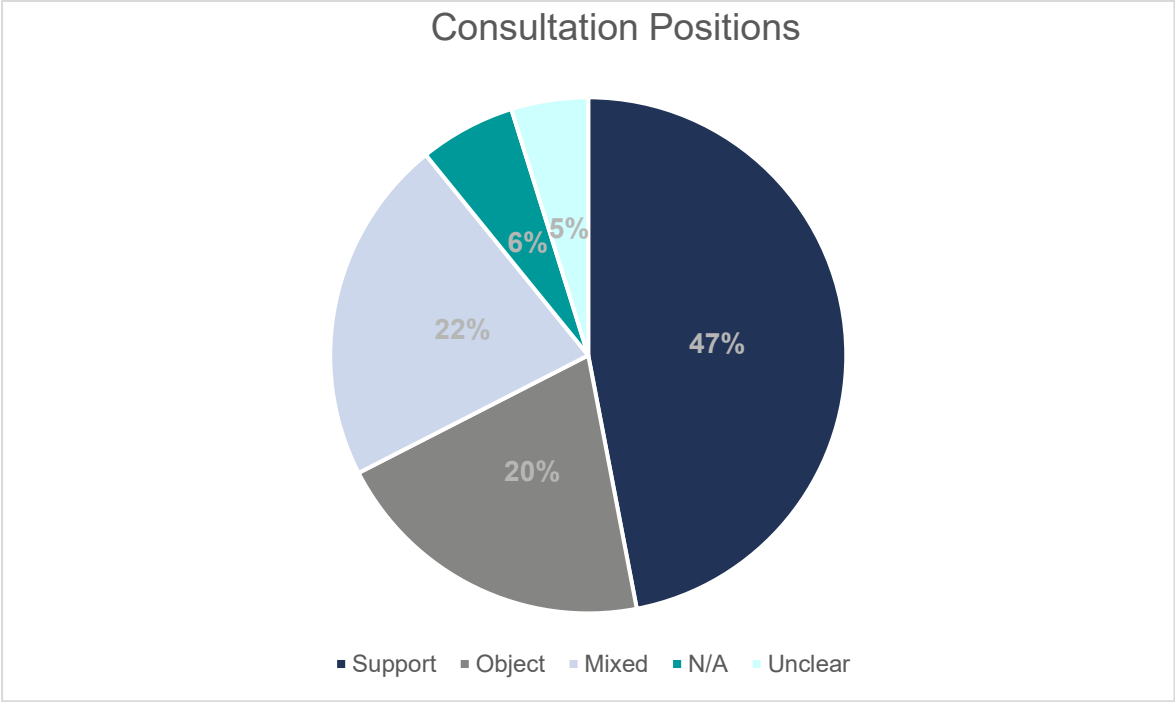


Figure 1: Consultation Overview

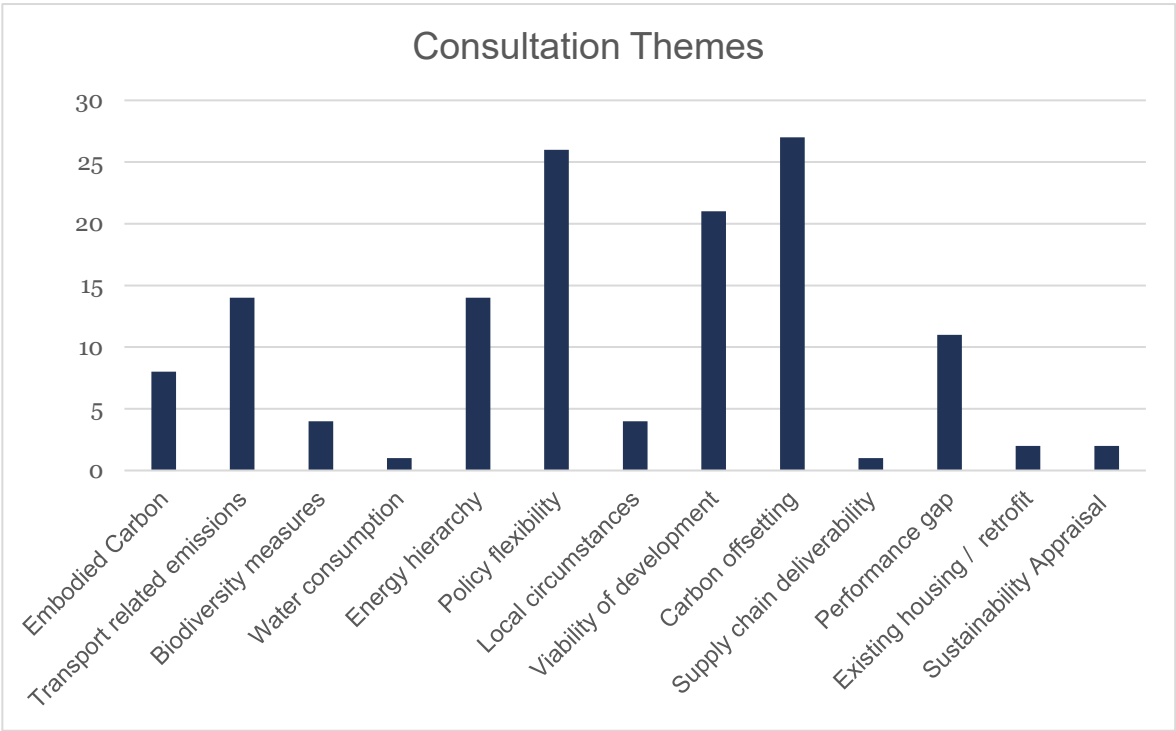


Figure 2: Consultation Theme Summary

4 Consultation Representations and Key Themes identified

- 4.1 The consultation received a greater number of comments in support of the DPD over comments objecting, with the majority of respondents acknowledging the need for action to reduce the carbon footprint of new development and lessen the contribution to the causes of climate change. Where comments were of 'mixed' feedback, most of these still supported the goals of net zero carbon but wanted the policies to be more effective, forceful, or have clearer means for implementation. The Local Authority, supported by Edgars and Bioregional, thank and share the respondents desire to implement the aims of the Net Zero Carbon DPD.
- 4.2 Notwithstanding the supportive representations received, this section summarises the key issues and points of objection (or points for improvement) raised through the comments to the consultation under a number of themes.
- 4.3 Through the representations, the following key themes were identified.
- **Embodied Carbon (construction materials)***
 - **Energy Hierarchy***
 - **Carbon Offsetting***
 - **Supply chain deliverability***
 - **Performance gap / enforceability***
 - **Transport related emissions**
 - **Existing buildings/retrofit***
 - **Biodiversity measures**
 - **Policy flexibility**
 - **Local circumstances**
 - **Viability of development**
 - **Sustainability Appraisal**
- 4.4 The individual representations and proposed responses can be found at the end of this document. Individual representations are also available on the Council's consultation portal.² The themes identified from the consultation representations are cross-referenced within the table. The response to the issues identified within these themes is presented below.
- 4.5 *To assist in responding to the issues identified, Bioregional were instructed by Warwick District Council to undertake an Energy and Sustainability Policy Review. Their report can be read alongside this summary and considers in particular those themes marked identified with * above. The review has helped shape the response to the issues identified.

² [Warwick District Council - Net Zero Carbon Development Plan \(oc2.uk\)](https://www.warwick.gov.uk/oc2.uk)

Embodied Carbon (construction materials)

- 4.6 Several comments highlight that the proposed policies should also include a calculation and measurement of the embodied carbon through the production, transportation and construction phase of the development.
- 4.7 The policies of the Net Zero DPD Consultation Draft 2021 focus on the operational emissions leading from development and through Policy NZC2(A) outlines the target for operational efficiency at 75% over and above the 2013 building regulation standards.
- 4.8 Local planning policy should contain policies that are aspirational but deliverable and be unambiguous so it is clear how a decision maker should react to development proposals such that they are implementable. The process of accounting for embodied carbon is complex and specialist input is often required to ensure that an accurate calculation has been made. In the current circumstances, the availability and cost of assessors and methodologies for embodied carbon measurement could affect the viability of the Net Zero Carbon DPD policies on all scales of development included in the DPD, particularly at an individual dwelling level.
- 4.9 The scale at which embodied carbon assessments could be applied to different scales of development was considered in response to the public consultation and the average cost of assessment fed into the viability testing. Embodied carbon assessments were deemed impracticable for small scale developments, however for major residential and commercial developments these assessments were deemed feasible and viable.

Proposed changes to the DPD

- New policy (NZC 3) for embodied carbon assessments on major development which illustrates how the embodied carbon of proposed materials and construction methods have been considered and reduced where possible.
- This new policy also includes the provision of a whole-life carbon assessment of materials on developments >50 dwellings, or 5,000sqm of commercial floorspace.

Energy Hierarchy

- 4.10 As a cross over with concerns over carbon offsetting, there were comments made against the potential reliance of carbon offsetting as a tool to mitigate residual operational carbon emissions.
- 4.11 The Net Zero Carbon DPD Consultation Draft 2021 policies imply a sequential approach to reducing carbon in development as set out by Policy NZC1. The steps of the hierarchy are further defined and requirements are made under each stage of the hierarchy, these are illustrated below:

- NZC2(A) Making buildings more energy efficient
- NZC2(B) Zero or low carbon energy sources
- NZC2(D) Zero-carbon ready technology
- NZC2(D) Carbon offsetting

- 4.12 It is acknowledged that the final stage of the energy hierarchy – offsetting, is the least desirable outcome for ensuring that a development makes a tangible and lasting impact in reducing carbon emissions. However, to accord with national planning policy, planning policies must also be feasible and viable and as such include some flexibility and therefore, policy NZC2(D) is necessary.
- 4.13 Improving the energy efficiency of new homes and buildings is the most cost-effective way to minimise the new infrastructure that will be required to achieve a zero-carbon energy system.
- 4.14 Given the urgency and the timing of the DPD it is recommended that the sequential approach of Policy NCZ1 is made more explicit in the policy and that targets are set within the policy for on site carbon reduction, energy efficiency and zero or low carbon energy. This approach, used in several other local plans, ensures that reasonable steps have been taken to reduce the energy use and carbon emissions on site before resorting to offsetting.
- 4.15 In reference to the programme of consultation and examination of this DPD, it is deemed prudent to consider changes to building regulations to ensure that the DPD, once adopted, applies to the most up to date standards. For this reason it was considered sensible to apply the overall target emission reductions on the 2021 building standards (interim uplift) rather than on 2013 standards, as these would be in force at the likely time of adoption.

Proposed changes to the DPD

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 and through the supporting text.
- Minimum on site carbon reduction targets included in Policy NZC1, and performance targets for the energy efficiency through policy NZC2(A) and zero and low carbon energy sources and technology through policy NZC2(B) to ensure appropriate carbon emission reductions are delivered at each these stage of the energy hierarchy. These are expressed as a % reduction in carbon emissions per stage of the hierarchy³. For new dwellings the proposed on-site carbon reductions reflect the fabric efficiency

³ For example, stating that before offsetting can be used, a new dwelling must first achieve at least a 63% carbon reduction on site (compared to 2021 building regulations) through fabric efficiency and then low or zero carbon heating sources and renewable energy (these percentages are illustrative only)

standards at least in line with the 2025 version of Part L that has been released indicatively by the government (The Future Homes Standard)

- Policies and supporting text amended to refer to the uplift to Building Regulations Part L 2021.

Carbon Offsetting

4.16 As noted in the preceding section on the energy hierarchy, numerous comments drew attention to the undesirability of a mechanism to offset carbon emissions off-site. To provide greater details on the concerns raised, we have summarised the key issues as:

- Carbon offsetting appearing as greenwashing
- Transparency and accountability of carbon offsetting payments and schemes
- Location and timing of offsetting schemes being of benefit to local communities and Warwick District.
- Reliance on tree planting (not removing carbon as fast as the building emits it)
- Responsibility and credibility of developers
- Enforcement and accountability of the Local Authority
- Calculation methodology for 'cash in lieu contributions'

4.17 It is prudent to reiterate that to accord with national planning policy, local planning policies must be feasible and viable and as such include some flexibility. The inclusion of the mechanism for offsetting under policy NZC2(D) is therefore a necessary requirement.

4.18 The application of the energy hierarchy would mean that carbon offsetting is only an option as a final resort. Offsetting is proposed to be achieved through Section 106 payments (offsets) through the policy NZC2(D) as a cash in lieu contribution or a verified local offsetting scheme.

4.19 To facilitate the cash in lieu contribution the District Council has set up a Carbon Offsetting Fund and will provide supplementary planning guidance on how contributions to the carbon offsetting fund will be utilised to enable net-zero carbon. Monitoring of the fund will be included in the Authority Monitoring Report and thus provide transparency to the number and amount of contributions made and the projects being funded. In addition, the Fund's progress will also be monitored and reviewed in line with the District Council's Climate Emergency Action Programme.

4.20 In respect of the projects funded under the District's Carbon Offsetting Fund, the stipulation of the exact nature of the schemes is not feasible in the Net Zero Carbon DPD and would be the subject of supplementary planning guidance. This would allow funds to be directed at the most beneficial schemes, accounting for variation in timescales, locations and technology. These projects should be assessed against deliverability, measurability and

reversibility of their carbon savings. For example, tree planting may play a small role in this (in which case registration would be required under the Woodland Carbon Code for credibility and national recognition of the carbon saved), but it is not expected that this would be the main kind of project funded through offsets.

- 4.21 The choice of offsetting mechanisms presented under NZC2(D-1&2) provides a sufficient degree of choice in the delivery of the offsets, without the pitfalls which can occur with schemes into which neither the developer nor the District Council has direct visibility - such as if spent on schemes beyond the boundaries of the UK. The wording of the policy, therefore, secures benefits for the local community and Warwick District as offsetting is secured and delivered through the District Council.
- 4.22 Notwithstanding the point above, the location and timescales of offsetting are a relevant consideration that will be addressed in the supplementary planning guidance which will support the District's Carbon Offsetting Fund. It is recommended that this document includes consideration to the location of offsetting schemes through a hierarchy of offset locations and the timescales in which an offsetting scheme needs to deliver its carbon savings. A further example of how a locational hierarchy may be set out is below:
- i. within walking distance of the site (if the scheme is tree planting, and only if existing public green space has been lost due to the development);
 - ii. within Warwick District boundaries (to contribute to the overall goal of a net zero carbon Warwick);
 - iii. Within Warwickshire and neighbouring authorities;
 - iv. within the UK, and never overseas (to contribute to the achievement of the UK's legally binding net zero carbon goal).

*Tier iv should only be used if points i-iii are demonstrably impossible.

- 4.23 The transparency of decision making would be clear through the requirement and publication of energy statements on development proposals and in turn the calculation of cash in lieu contribution secured through a Section 106 Agreement. Planning decisions would reference the degree to which the development accords with development plan policies (once the Net Zero Carbon DPD is adopted) as part of the officers delegated reporting functions.
- 4.24 There would need to be identification and calculation of the offsetting amount for viability purposes. This must be priced so that the offset fund can be used on projects to deliver the same amount of carbon savings that was offset. This could be done in one of two ways:
- a) Evaluating the cost of projects in the district or county that would deliver measurable carbon savings and setting the price of CO₂ offsets in relation to the average cost to

deliver 1 tonne of carbon savings across a range of these projects. This could be an extensive exercise.

- b) Setting the price per tonne of CO₂ to reflect the nationally recognised non-traded price of carbon as set by the Treasury Green Book (as of 2021 [this is](#) £120, £241 or £361).⁴ The fund would then need to deliver a range of projects that may be more or less expensive, so long as the average cost (per tonne of carbon saved) is the same as that charged to the developer.

Proposed changes to the DPD

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 so that offsetting is the last option, by requiring minimum achievements in earlier steps before offsetting will be considered an acceptable solution
- The location of 'local off-site offsetting schemes' has been clarified as Warwickshire and neighbouring authority Coventry to provide sufficient flexibility for potential offsetting schemes
- The policy refers to a set standard of calculating the carbon price, determined by using the central figure from the Treasury Green Book data from BEIS.
- The amended policy now has due regard to any residual emissions identified through the performance gap assessments (undertaken at the planning design stage and pre-occupation). Included in the policies and supporting text are industry-standard methodologies for design and as-built energy modelling with explanation of the 'performance gap' realised post-completion and determined through 'assured performance testing'.
- Policy number change to reflect policy changes elsewhere in the DPD from NZC2(D) to NZC2(C)
- Clear definition of energy performance methodologies e.g. SAP and SBEM which are included in the amended policies; and referenced in the glossary and supporting text.

Supply chain deliverability

- 4.25 A small number of comments highlighted the practical implications of the policies on the construction industry and supply chains, noting the Governments efforts through the Future Homes Standard to prepare the industry for zero carbon ready housebuilding through the

⁴ This was how the GLA set the London-wide minimum carbon offset price for the previous London Plan (at the time, this was £60) but it has been raised to £95 in the New London Plan.

interim uplift in part L building regulations (2021) and implementation of the Future Homes Standard in 2025.

- 4.26 The Net Zero Carbon DPD Consultation Draft 2021 through policy NZC2(B) requires that development proposals include an energy statement that demonstrates how zero, or low carbon sources of energy have been considered and incorporated. While this policy stipulates areas that require consideration, it does not mandate the inclusion of certain types of technology into a development, reflecting those solutions will differ across building types and scales.
- 4.27 Warwick District Council instructed Bioregional to prepare further evidence considering policy options for the DPD, the 'Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review'.
- 4.28 The powers granted to Warwick District Council under the Planning and Energy Act enable local planning authorities to set energy efficiency standards greater than those laid out in national building regulations. Recent consultations on The Future Homes Standard has acknowledged that a transition period from 2022, at a national level, may be needed to upskill the entire country's construction sector in readiness to universally implement those standards, but the skills to implement such highly energy-efficient homes already exist in the industry at the scale required to deliver these standards, as only a handful of local authorities are implementing this in advance of 2025.
- 4.29 This is especially true for fabric energy efficiency, in which great gains can be made simply by installing more or better versions of the insulation that is already installed today. By encouraging and requiring developers to immediately achieve similar on-site carbon reductions to those laid out in the indicative Future Homes Standard, the District Council is making Warwick into a place where developers will become familiar with implementing such a standard in advance of 2025 and will be more ready for the nationwide implementation of the Future Homes Standard from 2025 onwards.
- 4.30 In reference to the programme of this DPD, it is considered prudent to include imminent changes to building regulations to ensure that the DPD, once adopted, applies to the most up to date standards. The interim uplift in building regulations in 2022 will help to instigate industry wide improvements to construction materials and products, supply chain and labour availability, and low or zero carbon technologies which further support the aims and objectives of the DPD's policies.

Proposed changes to the DPD

- The policies have been updated to reflect the imminent introduction of changes to the building regulations (Part L 2021).
- Additional evidence accompanies the DPD in the form of the Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review

Performance gap (enforceability)

- 4.31 Several comments and questions related to the measurement of energy efficiency and energy performance under policy NZC2(A) of the Consultation Draft 2021.
- 4.32 Policy NZC2(A) of the Consultation Draft 2021 requires that developments demonstrate energy efficiency in design, and in operation of 75% over and above 2013 building regulation standards. The methodology for this is related to the Governments SAP Procedure. To ensure the DPD is up to date upon adoption, it is considered prudent to use the latest SAP calculation methodology (SAP 10.2), and also to set standards against 2021 Building Regulations (the uplift between 2013 Building Regulations and the Future Home Standards due in 2025) to which SAP 10.2 relates.
- 4.33 The thrust of the policy is to ensure the proposed building energy performance design as approved at application is achieved at construction. Any additional emissions over and above those identified at the design stage using the Standard Assessment Procedure (SAP) or Simplified Building Energy Mode (SBEM) should be included in the offsetting procedure NZC2(D).
- 4.34 The 'performance gap' is identified post-construction through onsite assured performance testing such as thermographic survey, air tightness testing and u-value testing. The 'energy performance gap' between design stage carbon emissions and those calculated post construction (pre-occupation) should be rectified on site or included in the carbon offsetting procedure.
- 4.35 The DPD policies only relate to regulated energy in this regard, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.
- 4.36 The reason for this is that the limitation of industry approved energy modelling software calculates regulated emissions only and does not include those unregulated emissions in operation.
- 4.37 The DPD therefore requires an assessment of the regulated energy performance gap between the design stage and post completion, through the mechanism of imposing a pre-occupation condition incorporating a reassessment of the SAP or SBEM calculations, air permeability testing, thermographic surveys and logbooks. These measures are deemed necessary and are accepted to be the most efficient methods to capture any difference between the designed and built structure.
- 4.38 The policies intend that this mechanism for securing building standards is transparent to the public, through necessary discharge of conditions on applications and if required the offsetting mechanism set out in NZC2(D), which for reasons noted above also provides transparency to the public on contributions to the carbon offset fund.

Proposed changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations
- The supporting text to policy NZC1 sets out the planning mechanism and timings to measure the performance gap, and the methodologies that are acceptable (SAP, SBEM PHPP).

Transport related emissions

4.39 Several comments highlight that the proposed policies should also include measures that address carbon emissions resulting from transport use in new developments, specifically in relation to:

- The spatial location of development
- Provision of public transport
- Provision for active travel (cycling and walking)
- Provision for electric vehicle charging points

4.40 This is an important topic for Warwick District to consider in their ambition to be net zero. The carbon emissions resulting from transport may dwarf the emissions from energy use in an efficient new building if the location and design of new development encourage unsustainable travel patterns such as driving.

4.41 Local Plan policies can influence travel patterns to achieve more sustainable travel through addressing the matters identified above. Matters including the spatial location of the development, public transport provision and provision for active travel, are addressed through existing policies within the development plan, notably the Warwick District Local Plan. In addition to the adopted development plan, new frameworks across the District are emerging: the SWLP which has climate change as a key principle and the County Council's Local Transport Plan 4.

4.42 These matters largely fall outside of the scope of the Net Zero Carbon DPD which relates to new building energy performance. It is recommended that the scope of the DPD be made clearer within the introductory sections in this regard. Provision for electric vehicle charging points is already required through Local Plan TR1(d) of the local plan and expanded upon within the Parking Standards SPD. It is noted that in testing the viability of the policies an electric vehicle charging point for all new dwellings was assumed.

Proposed changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations

Existing buildings /retrofit

- 4.43 Comments raised concern with regard to the lack of policies to address existing buildings including the existing housing stock.
- 4.44 The concern is noted as the existing building stock is much larger and less energy efficient, therefore having far greater energy and carbon impact than new buildings. This concern is correct and valid.
- 4.45 The policies in the Net Zero Carbon DPD can however only apply to new development and those conversions/refurbishments which require planning permission within the remit of the Town and Country Planning Act. The policies cannot, therefore, apply to the existing building stock where there are no proposals for new development or conversions/refurbishment that do not require planning permission.
- 4.46 The types of new development to which the Net Zero Carbon DPD policies apply are set out in paragraph 5.4 of the July 2021 Consultation draft and include:

The policies in this plan will apply to the following new developments:

- a) All new residential developments of 1 dwelling or more*
 - b) Other new residential buildings with a floor area over 30 square metres (or 15 square metres if it includes sleeping accommodation) which require planning permission and which will be physically separate from the main dwelling (for instance domestic outbuildings) or which will or could be used separately from the main dwelling*
 - c) Where planning permission is required, change of use or conversions to residential or commercial uses*
 - d) All new non-residential buildings.*
- 4.47 The scope of Consultation Draft 2021 the policies is very wide and includes existing buildings where a change of use to residential or commercial uses is proposed.
- 4.48 The ambition of the policy to ensure that the energy performance of existing buildings is addressed when a change of use is proposed is commended. This must however also be considered with regard to the viability of development, as noted under the Viability theme heading. Existing buildings will often have a high land use value and are therefore typically less likely to be able to accommodate additional development costs. The feasibility of

achieving the proposed carbon reductions through fabric efficiency and renewable and low carbon energy use is also more complex.

- 4.49 A new policy relating only to existing buildings is proposed. This address the concerns over feasibility and viability in applying the same standards as new build developments while adding positive weight to developments which include low carbon energy sources, technologies and reduces the energy consumption of existing buildings.
- 4.50 The applicability of the policies currently set out within the supporting text in paragraph 5.4 of the July 2021 consultation draft are a key element of the policy. The threshold of development, to which Policies NZC1 and NZC2 apply, has been reviewed as part of the consultation response and is clarified in NZC1 and through the new policy on existing buildings.

Proposed changes to the DPD

- Policies NZC1 and NZC2 (A, B and C) amended to clearly set out the types of development to which these policies apply in
- New policy NZC 4 for existing buildings

Biodiversity measures

- 4.51 Comments identified that the policies should include provisions for supporting wildlife in a new development or offsetting the loss of habitat resulting from new development.
- 4.52 Wildlife and biodiversity are essential elements of sustainable development but are considered by other policies in the Local Plan.
- 4.53 Further clarification is added in the Aims and Objectives of the Net Zero Carbon DPD to identify it relates only to in-use carbon resulting from energy use in buildings. When writing the separate SPD on offsetting, it is recommended that if afforestation schemes are part of this, biodiversity benefits should be delivered alongside carbon benefits (which must be verified).

Recommended changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations

Policy flexibility

4.54 A number of comments were supportive of the intent of the DPD policies but raised concern with regard to wording allowing some flexibility in the policies to account for situations where addressing the requirements of the policies is unviable or impractical.

4.55 This appears in Policy NZC2(B) Zero or Low Carbon Energy Sources of the Consultation Draft 2021:

Proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and, where possible, incorporated or utilised in the development....

Alternatives to fossil fuels (such as heat pumps) should be used for heating in all housing unless the costs or configuration of the development can be demonstrated to make this unviable or impractical

4.56 Policy NZC2(E) Viability of the Consultation Draft 2021 is a separate policy that states that:

Where the nature or location of the site (for instance impact on the significant heritage assets) means that complying with the requirements of this DPD can be demonstrated to result in a development proposal becoming unviable, Policy DM2 of the Local Plan will apply.

4.57 A number of comments have suggested that the wording in the policies that allow some flexibility, such as 'where possible' and 'where practical and viable' means that the policies are not strong enough. Comments suggest that such references should be removed and that development should be required to be net zero or it will not be permitted.

4.58 Under National Planning Policy (NPPF) the DPD will be tested for soundness at an independent examination. Paragraph 35 of the NPPF sets out the tests of soundness the plan must meet. These include:

35d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

4.59 NPPF Paragraph 157 states:

In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant,*

having regard to the type of development involved and its design, that this is not feasible or viable;

- 4.60 National planning policy requires that planning policies are aspirational but deliverable (NPPF para 16 b)).
- 4.61 Having regard to national policy it is a requirement that policies contain some flexibility to account for where the application of the Net Zero Carbon DPD policies is not feasible or viable.
- 4.62 It is proposed that consistent wording is used throughout the policies that reflect that within NPPF paragraph 157 that new development should comply with the Net Zero Carbon policies unless this is demonstrated having regard to the type of development involved and its design, that this is not feasible or viable.
- 4.63 The feasibility of complying with the policies can be robustly assessed and tested through the provision of an Energy Statement (as required by Policy NCZ1).
- 4.64 With regard to Consultation Draft 2021 Policy NCZ2(E) Viability, the policy cross refers to Adopted Local Plan Policy DM2. Policy DM2 refers specifically to Viability and requires a detailed Viability Assessment where proposals are unable to comply with policies in the Local Plan. Edgars support the cross-reference to Policy DM2 which would apply to the Net Zero Carbon DPD policies. The cross-reference to Policy DM2 may be included in the supporting text but is not required to be a policy in itself.

Proposed changes to the DPD

- Policies NZC1, NZC2A, NZC2B and NC2C updated to ensure wording consistent with national planning policy and retain flexibility within the policies to account for instances where complying with the policies is not feasible or viable having regard to the type of development involved and its design. The policy wording requires that where full compliance with the policies is not feasible or viable proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- Policy NZC2 (E) removed but cross reference to adopted Local Plan Policy DM2 reference to requirements that viability will be robustly tested in accordance with Policy DM2.

Local justification for exceeding Government standards circumstances

- 4.65 Some comments, including from the House Builders Federation (HBF) and Taylor Wimpey, suggest that there is no need to set local energy efficiency standards to achieve the shared

net zero goal because of the higher levels of energy efficiency standards for new homes proposed in the 2021 Part L uplift and the Future Homes Standard 2025.

4.66 It is further suggested that the Council has not prepared any evidence justifying the policies which exceed the energy efficiency requirements and proposed improvements through national building regulations.

4.67 The local justification for the Net Zero Carbon DPD is presented in Sections 1 and 2 of the July 2021 Consultation draft. This highlights:

- The IPCC Intergovernmental Panel 2018 report on climate change on the state of global warming and subsequent reports on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts
- The Committee on Climate Change reports that 40% of UK greenhouse gas emissions come from households and recommends that to reach the UK's legally binding carbon budgets and net zero target, new homes' heat demand should be limited to 15-20kWh/m²/year (much lower than the figure that would result from minimum compliance with current building regulations)
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C
- The UK legally binding target for net zero emissions by 2050 and a 78% reduction by 2035, and interim legislated five-yearly carbon budgets between now and the net zero date
- The Government's strategy is to cut greenhouse gas emissions through incoming updates to building regulations and the Future Homes Standard.
- The provisions within the Planning and Energy Act 2008 which mean local planning authorities retain powers to set local energy efficiency standards for new homes, and recent government response to the Future Homes Standard consultation confirming that there is no intent to remove this power at least in the immediate term
- The Council's declared Climate Emergency and Climate Emergency Action Programme to bring the whole local authority area as close as possible to net zero total carbon emissions by 2030
- Warwick District is responsible for 1,259,600 tonnes of CO₂e per year (based on 2017 Scatter figures) of which around 40% arises from buildings.

4.68 There is clear evidence of the need to reduce greenhouse emissions as a result of new buildings to address international, national and local climate change commitments and that

the Building Regulations do not yet act sufficiently strongly to achieve the necessary reductions. This justifies the Net Zero Carbon DPD policies.

- 4.69 Through its Climate Emergency Action Programme the Council has prepared additional evidence including the Anthesis report – South Warwickshire Climate Action Support Report June 2021. Further, Warwick District Council instructed Bioregional to prepare further evidence considering policy options for the DPD - the Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review. This evidence now accompanies the DPD.
- 4.70 Comments suggest that the Council should implement mitigation measures that follow the Government's programme as set out in building regulations.
- 4.71 Comments also refer to the way 'building regulations' are stated in the DPD, noting that reference to these would be out of date once the Future Homes Standard is implemented. Due to the imminent 2021 interim uplift in Building Regulations, and the probable timing of the adoption of the DPD, the DPD policies have been updated with reference to the 2021 Building Regulations. The 2021 uplift to Part L will not be as high as the proposed standard, therefore the Warwick District Council requirements would continue to apply at least until the full Future Homes Standard.

Proposed changes to the DPD

- Additional evidence accompanies the DPD in the form of the Anthesis – South Warwickshire Climate Action Support Report June 2021 and Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review
- The following points have been added to the supporting text to bolster the justification for the DPD by offering evidence that the UK's current rate of carbon reductions, including those that would be achieved by existing national building regulations, would be not enough to stay within the UK's legislated carbon budgets, get to net zero by 2050, or avoid the worst impacts of climate change:
 - IPCC subsequent reports (after 2018) on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts of climate change
 - The UK's interim legislated five-yearly carbon budgets which reduce significantly between now and the net zero 2050 date (which are devised by the Committee on Climate Change based on extensive evidence and industry analysis, and are then written into law by parliament)
 - Committee on Climate Change latest reports showing ([link](#)) that nation-wide policies (including current building regulations) are not enough to deliver the UK's legally binding carbon budgets in coming years

- Committee on Climate Change recommendation ([link](#)) that that to reach the UK's legally binding carbon budgets, new homes should be designed to have a heat demand of only 15-20kWh/m²/year (which is much lower than the figure that would result from minimum compliance with current building regulations)
- The recent government response to the Future Homes Standard consultation confirming that there is no intent (at least in the immediate term) to remove local planning authorities' power under the Planning and Energy Act to require energy efficiency standards that are tighter than those in national building regulations
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C



Viability of development

4.72 Representations have been made with regard to the impact of the Net Zero Carbon DPD policies on the viability of development. This includes challenges to the assumptions within the BNP Paribas Viability Study in June 2021; comments have been made by developers including Taylor Wimpey and Barwood Land and organisations representing developers including the Home Builders Federation.

4.73 The comments are included in full at the end of this report, but may be briefly summarised as:

- Detailed comments on the assumptions used in the Viability Study
- The cost of offsetting is not tested within the Viability Study
- Large strategic sites (over 300 dwellings) are not tested in the Viability Study
- The Viability Study indicates that the policies will have a negative impact on land values for residential development such that the policies are not viable in the majority of types of residential development tested in the Viability Study which fails to meet the viability tests of the NPPF
- That the Council should clarify the proportion of its housing land supply that falls into the typologies tested for viability to assess the impact of the policies on housing land supply.

4.74 Viability relates to the financial viability of development and that the costs relating to plan policies do not undermine the deliverability of planned development.

- 4.75 The NPPF paragraph 34 and NPPG provide the national policy and guidance on viability in the plan-making process. The NPPG states:

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

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision- making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

NPPG Paragraph: 002 Reference ID: 10-002-20190509

- 4.76 Edgars acknowledges that the price paid for land is not a relevant justification for not complying with plan policies. It is also accepted that the costs of development resulting from planning policies should not undermine the deliverability of the plan.
- 4.77 In this regard, it is of note that the Net Zero Carbon DPD policies are an additional layer of policies within the Local Plan and as such must be considered viable for the majority of typologies of development expected to come forward in the plan. There is otherwise a risk that the deliverability of the plan overall could be undermined.
- 4.78 The BNP Paribas Viability Study 2021 concludes in its key findings that:
- 4.79 The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage.

- 4.80 In accordance with national planning policy and guidance and for the efficacy of implementation of the policies, viability testing at the application stage should be the exception.
- 4.81 Edgars recommends that the detailed comments on the assumptions used Viability Study are discussed and reviewed with BNP Paribas and a revised Viability Study published as part of the evidence base for the DPD.
- 4.82 If some development typologies remain unviable, it is recommended that further evidence is produced to identify the impact of the Net Zero Carbon DPD policies on the deliverability of development within the plan.
- 4.83 Edgars note that the typologies of development subject to the Net Zero Carbon DPD policies include domestic outbuildings as small as 15sqm and small scale non-residential buildings including small-scale non-residential extensions. These typologies do not appear to have been tested for viability and for residential outbuildings this is likely to be problematic.
- 4.84 The intention to capture as much new development as possible within the Net Zero Carbon DPD to maximise carbon emission reductions is admirable. The available resource within the Council to assess planning applications against Net Zero planning policies must also be considered. Edgars recommend that the applicability of the policies to domestic outbuildings be reconsidered and a threshold also be considered (such as 1000sqm) considered for non-residential development.

Recommended changes to the DPD

- Review the Viability Study evidence having regard to the detailed viability comments
- Ensure the viability assessment does reflect what the DPD policies are asking for and no more (not basing the uplift on another local authority's policies that go further than those in the Warwick DPD).
- Ensure that the viability assessment focusses on the mix of development that is actually most likely to come forward, and expresses the % of this development that would or would not be viable based on this scenario.
- If some expected development typologies remain unviable, produce evidence to identify the impact of the Net Zero Carbon DPD policies on the deliverability of the plan (such as the deliverability of affordable housing and housing land supply).
- Reconsider the applicability of the policies to residential outbuildings against viability and resource considerations
- Consider a threshold above which the policies apply to new non-residential development alongside viability and resource considerations.



Sustainability Appraisal

- 4.85 Comments have been made on the Sustainability Appraisal (SA). These comments state that 'do nothing' and 'follow the national approach to improved energy efficiency requirements' should be tested in the SA as reasonable alternatives.
- 4.86 The Sustainability Appraisal (paragraph 4.2-4.3) identifies that there are no meaningful other options for the specific DPD topic that would need to be tested through the SA and doing nothing is not a reasonable alternative for the Council as the local planning authority is required to provide sufficient development land to meet the needs of the local communities for housing and employment.
- 4.87 Edgars recommend that in response to the comments the Council should instruct its SA consultants to include the scenarios identified in the comments above as reasonable alternatives in the SA or provide further justification for excluding them.
- 4.88 Comments were received from Natural England and Historic England in response to the SA Scoping Consultation. The Environment Agency was also consulted but did not provide any comments. Note the comments made by Natural England and Historic England were not in response to the draft DPD or draft SA published for consultation.
- 4.89 Natural England agrees with the described approach, SA Framework questions, significance key and SA report contents.
- 4.90 Historic England is fully supportive of the District Council's commitment to becoming a zero-carbon organisation by 2025 and considered the screening opinion findings of the Net Zero Carbon DPD acceptable.
- 4.91 Historic England made further comments in May 2021 with regard to the Draft DPD at that stage. These comments may be summarised as:
- Historic England is disappointed as to the lack of reference to the historic environment in the DPD
 - The DPD should reference the retention and reuse of buildings as many policies seem to only relate to new development
 - The DPD should encourage and recognise the benefits of sympathetic restoration, retention and refurbishment and retrofitting of historic buildings

- Policies should adopt a whole-building approach looking first at current performance, non-invasive measures and lastly physical interventions
- Distinguish between modern and historic fabric

4.92 Historic England identify a number of publications with guidance on energy efficiency and renewables in the historic environment.

Recommended changes to the DPD

- Update the SA to reconsider the Do Nothing and national approach scenarios as reasonable alternatives in the SA or provide further justification for excluding them.
- A new policy NZC 4 for existing buildings has been included

5 Conclusion

- 5.1 Following Edgars' and Bioregional's review of the Net Zero Carbon DPD June 2021 Consultation documents and the Regulation 18 consultation comments, the following sets out a summary of the proposed changes to the DPD under each of themes identified. This is then followed by a table which presents the Regulation 18 Consultation Draft Policy Wording alongside the proposed amended policy wording.

Embodied Carbon (construction materials)

- New policy (NZC 3) for embodied carbon assessments on major development which illustrates how the embodied carbon of proposed materials and construction methods have been considered and reduced where possible.
- This new policy also includes the provision of a whole-life carbon assessment of materials on developments >50 dwellings, or 5,000sqm of commercial floorspace.

Energy Hierarchy

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 and through the supporting text.
- Minimum on site carbon reduction targets included in Policy NZC1, and performance targets for the energy efficiency through policy NZC2(A) and zero and low carbon energy sources and technology through policy NZC2(B) to ensure appropriate carbon emission reductions are delivered at each these stage of the energy hierarchy. These are expressed as a % reduction in carbon emissions per stage of the hierarchy. For new dwellings the proposed on-site carbon reductions reflect the fabric efficiency standards at least in line with the 2025 version of Part L that has been released indicatively by the government (The Future Homes Standard).
- Policies and supporting text amended to refer to the uplift to Building Regulations Part L 2021.

Carbon Offsetting

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 so that offsetting is the last option, by requiring minimum achievements in earlier steps before offsetting will be considered an acceptable solution.
- The location of 'local off-site offsetting schemes' has been clarified as Warwickshire and neighbouring authority Coventry to provide sufficient flexibility for potential offsetting schemes.

- The policy refers to a set standard of calculating the carbon price, determined by using the central figure from the Treasury Green Book data from BEIS.
- The amended policy now has due regard to any residual emissions identified through the performance gap assessments (undertaken at the planning design stage and pre-occupation). Included in the policies and supporting text are industry-standard methodologies for design and as-built energy modelling with explanation of the 'performance gap' realised post-completion and determined through 'assured performance testing'.
- Policy number change to reflect policy changes elsewhere in the DPD from NZC2(D) to NZC2(C).
- Clear definition of energy performance methodologies e.g. SAP and SBEM which are included in the amended policies; and referenced in the glossary and supporting text.

Supply chain deliverability

- The policies have been updated to reflect the imminent introduction of changes to the building regulations (Part L 2021).
- Additional evidence accompanies the DPD in the form of the Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review.

Performance gap / enforceability

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.
- The supporting text to policy NZC1 sets out the planning mechanism and timings to measure the performance gap, and the methodologies that are acceptable (SAP, SBEM PHPP).

Transport related emissions

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.

Existing buildings/retrofit

- Policies NZC1 and NZC2 (A, B and C) amended to clearly set out the types of development to which these policies apply in.
- New policy NZC 4 for existing buildings.

Biodiversity measures

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.

Policy flexibility

- Policies NZC1, NZC2A, NZC2B and NC2C updated to ensure wording consistent with national planning policy and retain flexibility within the policies to account for instances where complying with the policies is not feasible or viable having regard to the type of development involved and its design. The policy wording requires that where full compliance with the policies is not feasible or viable proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- Policy NZC2 (E) removed but cross reference to adopted Local Plan Policy DM2 reference to requirements that viability will be robustly tested in accordance with Policy DM2.

Local circumstances

- Additional evidence accompanies the DPD in the form of the Anthesis – South Warwickshire Climate Action Support Report June 2021 and Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review.
- The following points have been added to the supporting text to bolster the justification for the DPD by offering evidence that the UK's current rate of carbon reductions, including those that would be achieved by existing national building regulations, would be not enough to stay within the UK's legislated carbon budgets, get to net zero by 2050, or avoid the worst impacts of climate change:
 - IPCC subsequent reports (after 2018) on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts of climate change

- The UK's interim legislated five-yearly carbon budgets which reduce significantly between now and the net zero 2050 date (which are devised by the Committee on Climate Change based on extensive evidence and industry analysis, and are then written into law by parliament)
- Committee on Climate Change latest reports showing (link) that nation-wide policies (including current building regulations) are not enough to deliver the UK's legally binding carbon budgets in coming years
- Committee on Climate Change recommendation (link) that that to reach the UK's legally binding carbon budgets, new homes should be designed to have a heat demand of only 15-20kWh/m2/year (which is much lower than the figure that would result from minimum compliance with current building regulations)
- The recent government response to the Future Homes Standard consultation confirming that there is no intent (at least in the immediate term) to remove local planning authorities' power under the Planning and Energy Act to require energy efficiency standards that are tighter than those in national building regulations
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C.



Viability of development

- Review the Viability Study evidence having regard to the detailed viability comments
- Ensure the viability assessment does reflect what the DPD policies are asking for and no more (not basing the uplift on another local authority's policies that go further than those in the Warwick DPD).
- Ensure that the viability assessment focusses on the mix of development that is actually most likely to come forward, and expresses the % of this development that would or would not be viable based on this scenario.
- If some expected development typologies remain unviable, produce evidence to identify the impact of the Net Zero Carbon DPD policies on the deliverability of the plan (such as the deliverability of affordable housing and housing land supply).
- Reconsider the applicability of the policies to residential outbuildings against viability and resource considerations
- Consider a threshold above which the policies apply to new non-residential development alongside viability and resource considerations.



Sustainability Appraisal

- A new policy NZC 4 for existing buildings has been included
- [update as required]

6 Proposed Policy Changes

| Consultation Draft 2021 Policy | Proposed Amended Policy | Proposed Amendment Summary |
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| <p><u>Policy NZC1: Achieving Net Zero Carbon Development</u></p> <p>New development should achieve net zero carbon emissions. To do achieve this, developments will be expected to demonstrate that three critical elements have been considered holistically:</p> <ol style="list-style-type: none"> 1. Reduce energy demand by bringing forward and implementing proposals that minimise demand for energy in operation taking account of up to date technology that enables occupants to live in ways that minimise energy demands and energy efficient layout and design 2. Incorporate and utilise zero or low carbon energy sources, taking account of the availability and/or potential for large scale, low carbon energy sources and by incorporating passive and renewable energy sources within the | <p><u>Policy NZC1: Achieving Net Zero Carbon Development</u></p> <ol style="list-style-type: none"> 1. New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) and residential institutions (C2 use class) should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy. 2. Proposals should demonstrate application of the energy hierarchy through submission of an energy statement which demonstrates: <ol style="list-style-type: none"> i. For new dwellings, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). ii. In non-domestic buildings, achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent | <p>The policy has been redrafted to require demonstration that the energy hierarchy has been applied in development proposals.</p> <p>The policy is now explicit to regulated energy usage and carbon emissions stemming from them.</p> <p>This policy also sets the threshold for developments which need to comply with Policies NCZ1-2(A-C).</p> <p>The policy sets measurable targets for on-site carbon emission reductions against Building Regulation Part L 2021. The 63% reduction of carbon emissions on 2021 Building Regulations reflects the Future Homes Standard which is set to be introduced from 2025.</p> <p>A 35% reduction in carbon emissions has been applied to non-residential buildings in line with the Future Buildings Standard.</p> |

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| <p>development. Where fossil fuel based energy sources must be utilised, the technology incorporated within developments should ensure proposals are “zero carbon ready”</p> <p>3. Offset any residual carbon to bring the total operational carbon emissions to net zero. Offsetting should be delivered within or as close as possible to the development.</p> <p>Policy NZC2(A-D) sets out the detailed policy requirements for new development</p> | <p>percentage reduction on Building Regulations 2021).</p> <p>iii. Demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by policies policy NZC2(A) & (B) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).</p> <p>iv. Any residual operational regulated carbon emissions (over the course of 30 years) will be calculated and offset to zero in accordance with policy NZC2(C). Offsetting will only be considered an acceptable solution to net zero carbon requirements if it can be demonstrated that carbon reductions achieved via on-site measures (and near-site renewables) are demonstrably unfeasible or unviable.</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible have been considered and incorporated through applying the energy hierarchy. In applying the energy hierarchy, proposals are expected to implement fabric energy efficiency and low</p> | <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>Information surrounding the measurement of the performance gap has been updated to use methodologies which accurately measure energy performance at design and construction stages.</p> |
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| | <p>carbon heating before incorporating renewable electricity generation and then offsetting.</p> <p>A condition will be applied to planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1.</p> | |
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| <p><u>Policy NZC2(A) Making buildings energy efficient</u></p> <p>Using the most up to date Standard Assessment Procedure (SAP) developments should demonstrate improved energy efficiency in design and operation of 75% over and above 2013 building regulations standards.</p> <p>Measurement of energy efficiency performance and carbon emissions should be carried out in accordance with the performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations.</p> <p>To demonstrate the validity of the energy efficiency performance, proposals will be required to provide certified energy performance through a nationally recognised building standard.</p> <p>Certification to a nationally recognised standard to demonstrate the predicted energy performance across the entire development should be provided as part of any reserved</p> | <p><u>Policy NZC2(A) Making buildings energy efficient</u></p> <p>New development of one or more new dwellings are expected to demonstrate a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency (set by SAP10.2).</p> <p>New developments of 1,000sqm or more of new non-residential floorspace are expected to demonstrate that they achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.</p> <p>All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard</p> | <p>This policy now mandates a % improvement on the energy efficiency of the building as step 1 of the energy hierarchy. This contributes significantly to lowering the demand from new buildings on energy infrastructure and potential costs and emissions required from retrofitting.</p> <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>The policy is updated to include a development threshold for when the policy applies.</p> <p>Information relating to the performance gap has been moved to the supporting text under NZC1, as this related to the newly imposed condition for pre-occupation measurement of carbon emissions. The supporting text has been updated with the relevant methodologies for calculating energy efficiency to provide clarity on how carbon</p> |
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| <p>matters application, full application, Section 73 application or section 96a (non material amendment) application, to evidence the passive and energy efficient design for building performance.</p> <p>To ensure the performance gap between design and construction is minimised, applicants will be required to demonstrate, prior to occupation, that building performance on completion has been tested through the most up to date Standard Assessment Procedure (SAP) and that any energy efficiency performance gap between design and construction is identified and the resulting additional carbon emissions are calculated. Where this results in additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.</p> | <p>(indicative specification, or final, as available at time of application).</p> | <p>emissions will be calculated and presented through applications.</p> |
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| <p><u>Policy NZC2(B) Zero or Low Carbon Energy Sources</u></p> <p>Proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and, where possible, incorporated or utilised in the development.</p> <p>Specifically, the energy statement should give full consideration to the following:</p> <ul style="list-style-type: none"> • The potential for onsite renewable energy generation • Utilisation of onsite heat sources • Utilisation of any existing or planned local offsite renewable energy generation including renewable energy Power Purchase Agreements or direct off-grid connections to renewable energy generation • Utilisation of any existing or planned heat networks • Other low carbon energy sources. | <p><u>Policy NZC2(B) Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology</u></p> <p>New development of one or more new dwellings and/or 1,000sqm of new non-residential floorspace should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero operational carbon wherever possible.</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.</p> <p>Where full compliance with this policy is not feasible or viable having regard to the type of development involved and its design proposals should incorporate 'zero carbon ready' (as opposed to immediately 'low/zero carbon') technologies.</p> | <p>This policy now mandates the incorporation of on-site renewable zero and low carbon sources to achieve the carbon reductions required by Policy NZC1 and achieve on site net zero operational carbon wherever possible. This again contributes significantly to lowering the energy demand from new buildings and the burden on energy infrastructure.</p> <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>The policy now requires consideration of zero carbon ready technologies where provision of Zero or Low Carbon Energy Sources is not feasible or viable.</p> <p>The policy is updated to include a development threshold for when the policy applies.</p> |
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| <p>Alternatives to fossil fuels (such as heat pumps) should be used for heating in all housing unless the costs or configuration of the development can be demonstrated to make this unviable or impractical. Use of fossil fuels as sources of energy should be avoided unless it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> a) renewable or low carbon options are unviable (in terms of cost of installation or in terms resulting in running costs which could result in fuel poverty); or b) the nature of the use is such that renewable or low carbon options are unable to fully meet the energy demands. | <p>*this may include off site existing or planned zero, low carbon or renewable energy generation or heat network provision where there is a direct off-grid connection to the development which has capacity to serve the development.</p> | |
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| <p><u>Policy NZC2(C) Zero-Carbon-Ready Technology</u></p> <p>Where the energy statement required in policy NZC2(B) demonstrates that renewable or low carbon options are unable to fully meet demand or are unviable, developments will be required to incorporate “zero carbon-ready” technology that will allow future decarbonisation of energy as the national energy grids or any other local energy sources decarbonise.</p> <p>Where fossil fuel based energy sources are utilised, residual emissions will be offset through NZC2(D) below.</p> | <p>Removed – covered in policy NCZ2(B) see note above.</p> | <p>Removed – the requirement to consider Zero Carbon Ready Technology is now included in policy NCZ2(B) see note above.</p> |
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| <p><u>Policy NZC2(D): Carbon Offsetting</u></p> <p>Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:</p> <p>1) a cash in lieu contribution to the District Council's carbon offsetting fund</p> <p>or</p> <p>2) at the Council's discretion, a verified local off-site offsetting scheme, provided that the scheme is properly quantified and is verified by the Warwickshire County Council's Ecology team. The delivery of any such scheme must be local and guaranteed.</p> <p>Contributions to an offsetting scheme shall be secured through Section 106 Agreements. The Council will maintain Supplementary Planning Guidance setting out how contributions will be utilised.</p> <p>Developers will be expected to set out and evidence anticipated carbon emissions for developments taking account of emissions</p> | <p><u>Policy NZC2(C): Carbon Offsetting</u></p> <p>Where a development proposal of one or more new dwellings and/or 1,000sqm of new non-residential floorspace cannot demonstrate that it is net zero carbon, it will be required to address any residual carbon emissions by:</p> <p>1. a cash in lieu contribution to the District Council's carbon offsetting fund</p> <p>and/or</p> <p>2. at the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within Warwickshire and Coventry, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.</p> <p>Contributions to an offsetting scheme shall be secured through Section 106 Agreements</p> | <p>More information is provided on the calculation of carbon offsetting, including the carbon value to be used in calculations.</p> <p>The policy is updated to include a development threshold for when the policy applies. Further information is provided on the definition of 'local' offsetting schemes and amended to include Warwickshire and Coventry to provide flexibility in delivery.</p> |
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| <p>during the operational/occupied phase of the building's life and during demolition if it is reasonable to expect this to occur within 30 years. In determining the level of the development's carbon emissions assessments should consider all emissions that will occur within 30 years of completion.</p> <p>Where "zero-carbon ready" technology is incorporated within the building, associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy sources.</p> <p>Where the SAP undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application.</p> | <p>and will be required paid prior to the occupation of the development.</p> <p>The amount of carbon to be offset will be calculated according to the SAP or SBEM carbon emissions submitted in the energy statement required under policy NZC(1). This must then be multiplied to reflect emissions over a period of 30 years from completion. Where "zero-carbon ready" technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual Treasury Green Book BEIS projections of grid carbon intensity or future national equivalent).</p> <p>The carbon offset contribution amount will be calculated within the energy statement at the submission of the application. It must then be recalculated at completion and pre-occupation. Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point</p> | |
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| | <p>of determination of the planning application and an adjusted payment made if necessary.</p> <p>The carbon offset price is the central figure from the nationally recognised non-traded valuation of carbon, updated annually as part of the Treasury Green Book data by BEIS.</p> <p>Funds raised through this policy will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.</p> | |
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| | <p><u>NZC3 Embodied Carbon (New policy)</u></p> <p>New major development should demonstrate in the energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used.</p> <p>Proposals for development of 50 or more new dwellings and/or 5,000sqm of new non-residential floorspace should be accompanied by a whole-life assessment of the materials used.</p> | <p>Due regard and consideration to embodied carbon is now reflected in this new policy. This is directed at major development, which has the propensity to conduct such assessments and thus is feasible, and the scales at which the policy applies means the additional costs of such assessments are viable.</p> |
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| | <p><u>NZC4 Existing Buildings (New policy)</u></p> <p>All developments should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1. In addition all development should consider alternatives to conventional fossil fuel boilers. This should be explored through a Low/Zero Carbon assessment of low carbon options within the submitted application documents.</p> <p>Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.</p> <p>The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.</p> | <p>With regard to existing buildings, NZC1 does not apply to existing buildings as the cost and feasibility of retrofitting existing buildings to the ambitious standards of NZC1 are so variable making it very difficult to demonstrate they are feasible and viable.</p> <p>To further support sustainable construction policies within the adopted Warwick Local Plan this policy provides positive weight to developments which can improve the buildings energy efficiency and reduce carbon emissions through low or zero carbon technologies.</p> |
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7 Consultation Representations

Net Zero Carbon (NZC) Development Plan Document (DPD) Report of Public Consultation

| | Ref | Consultee | Consultee Position | Consultation Comment | Identified CORE THEME - Refer to Section 4 for response | Response | Proposed Amendment Please refer to Section 4 of the Consultation Response Report for a full response to identified themes and proposed amendments. |
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| 1 | 72093 | Individual | Support | I fully support the new net zero development plan document. I remain anxious that developers may prefer to pay for offsetting instead of tackling the net zero aim for future housing. Offsetting must be the more expensive alternative and only allowed if the net zero objectives are genuinely impossible to meet in full. | Energy Hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to the identified theme. | |
| 2 | 72079 | Individual | N/A | Section 3: The Planning Policy Context: The NPPF was last updated on 21 st July 2021. | | Thank you and noted - the DPD will be updated with the latest NPPF paragraph numbers and text | NPPF references updated to 2021 version |
| | 72080 | Individual | Mixed | Section 9 Viability: If the development cannot be made viable and therefore actively harms the Council's ambitions to reach net zero then it shouldn't be allowed. In the least, sales value should not be an excuse for not complying. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 3 | 72090 | Individual | Mixed | The draft policy states that its target is as close as possible to net zero emissions produced within Warwick district by 2030. | | Thank you for your response to the consultation | |
| | | | | 1. The inclusion of "as possible" means your performance against this target cannot be measured because you can always claim something has not been possible. Therefore, "as possible" should be removed. | Policy flexibility | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. NPPF para 157 requires development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. | |
| | | | | 2. Limiting the target to emissions produced within Warwick district means that you can meet the target by moving emissions production (e.g. a factory) to anywhere outside the district, thus not actually contributing to net zero globally at all. Instead, your target should be for all final outputs consumed in Warwick district to have net zero emissions, thus taking account of their global carbon impact. | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | I expect that both these changes mean you would need to do more, sooner to meet net zero or to push the target zero (sic) date back. | | Thank you for your response to the consultation | |
| | | | | If you do not make these changes, it would suggest your net zero policy is a sham. | | Thank you for your comments in regard to the scope, phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. | |
| 4 | 72088 | Individual | Support | I'm fully in favour of houses being built to have net zero carbon. | | Thank you for your response to the consultation | |
| 5 | 72089 | Individual | Support | Since all new cars are to be zero-carbon, it would seem to make sense that all new houses should also be zero-carbon. | | Thank you for your response to the consultation | |
| 6 | 72081 | Individual | Mixed | Section 1 The Local Context: Climate Change and environmental (sic) degradation are the 2 most important issues facing our societies. Our children and grandchildren urgently need the current generations (sic) to act now to slow down and reverse the damage done over recent decades. | | Thank you for your response to the consultation | |
| | | | | The commitments are commendable but there is little about reducing vehicle emissions and few links to the environmental destruction of flora and fauna. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to the transport and biodiversity. | |

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| | | | | I have followed WDC's appalling planning decisions over the last few years. Wilful destruction of the greenbelt, weak enforcement of planning conditions and bending over backwards to enable HS2 etc. Both the Planning function and the Committee need to improve. | | Comment acknowledged | |
| 7 | 72092 | Individual | Support | I would like to register that I thoroughly support the aims and objectives of the proposed Net Zero Carbon policy. On an initial reading of the document, it appears to be well thought-out (sic) (including a sensible reference to avoiding creation of fuel poverty) but entirely focussed on carbon during occupation and use of buildings. Would it also be worthwhile to consider embedded carbon in the construction phase, and to encourage the use of renewable or low-carbon construction materials? | Embodied Carbon | Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 8 | 72082 | Individual | Support | Section 1 The Local Context: Modern society, despite products becoming more energy efficient, is still demanding more energy. Society wishes to reduce reliance on fossil fuels, but renewables will only be able to satisfy some of the energy demands. By reducing energy consumption this makes that goal a lot more achievable. We can either make moderate changes to society now, balancing our accustomed lifestyle with sustainability, or leave it until later when changes to our lifestyle will have to be more drastic. Drastic changes could include retrofitting houses. So by making homes more energy efficient now will save money and energy in the longer run. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 9 | 72091 | Individual | N/A | <u>I can confirm that HS2 Ltd have no specific comments to make on this consultation. However, we note the council's aspirations and would advise that HS2 will also support the UK's transition to a net zero carbon economy (further information can be found here https://www.hs2.org.uk/why/carbon/</u> | | Thank you for your response to the consultation | |
| 10 | 72083 | Theatres Trust | Support | Section 1 The Local Context: Theatres Trust has signed up to the Culture Declares Emergency campaign and has set out commitments to help influence and improve the sector's (sic) sustainability. The district contains theatres including the Priory and Talisman in Kenilworth, Bridge House and Warwick Hall in Warwick and the Loft Theatre in Leamington Spa. These are vital cultural and community spaces that enable local people to enjoy live performance and contribute to wellbeing, inclusion and placemaking. Theatres, like all public buildings, have an impact on the environment so efforts to improve their sustainability will generally be supported. To that end the Trust has made grants available to theatres undertaking such projects and we are a source of free advice and support where works are proposed. Therefore we are supportive of this DPD coming forward and the additional policy and guidance it provides to applicants. | | | |
| 11 | 72096 | Individual | Unclear | Stop with the Fraud!!! | | Thanks and noted - we applaud the effort and commitment by the Theatres Trust to improve the sectors sustainability. | |
| 12 | 72094 | Individual | Mixed | There is a great deal of damage to undo and past squandering of mistakes to make up for, not least the arrogant and deeply narrow minded revocation in 2016 of the previous central Government's policy of requiring net zero new builds before now. It is now imperative that all new builds are net zero, and not just in their design and operation/use but in their construction as well. Current general practice in construction is far from net zero and must move to net zero with urgency. What sanctions/penalties will be applied to those developments that fall short of standards that will be agreed at planning permission? Hopefully they will be obliged to fund and perform works necessary to bring such developments to the agreed standards. | Embodied Carbon Performance gap | Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| | | | | I am concerned that NZCZ (B) and (C) provide potential loopholes and therefore need to be both rigorously enforced and resourced to ensure they are enforced. Equally the certification of compliance post-construction must be properly resourced to ensure its effectiveness. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Finally, I certainly welcome this initiative but remain deeply concerned on the lack of concrete policies to address the existing housing stock. | Existing housing / retrofit | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 13 | 72084 | Individual | Support | Section 5: Aiming for net zero carbon is one of the most important things we can do as an area and as a country. We need to stop allowing short term (financial) gains to be the major voice in new house building especially. | | Thank you for your response to the consultation | |
| | 72085 | Individual | Support | Section 6: A good range of options and a good focus on sustainable solutions. Agree that we need to be am (sic) to us and hold developers to a high standard. | | Thank you for your response to the consultation | |
| | 72087 | Individual | Support | Section 7 Energy Sources: Agree. | | Thank you for your response to the consultation | |
| | 72086 | Individual | Mixed | Section 8 Carbon Offsetting: Agree that this should be a last resort. Hope that this policy is robust enough to prevent developers finding it worth doing this except in the very few unusual cases. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 14 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | 72095 | Severn Trent | Support | Policy NZC1: Achieving Net Zero Carbon Development – Severn Trent is supportive of this policy, particularly bullet point 1. One key element of reducing energy demand and carbon impact in households is water usage. One of the key findings of an Environment Agency report named ‘Greenhouse gas emissions of water supply and demand management options’ - link is that “89 per cent of carbon emissions in the water supply - use - disposal system is attributed to “water in the home” and includes the energy for heating water (excludes space heating), which compares with public water supply and treatment emissions of 11 per cent.” | | Thank you for your comments. We acknowledge the need for water consumption to be reduced and the impact this will have on mitigating for climate change and carbon emissions. | |
| | | | | It is therefore pertinent that this policy includes measures to design and build new developments that are fitted with water efficient fittings, meeting the optional requirement in Building Regulations of 110 litres of water per person per day (l/p/d), this goes beyond the 125 l/p/d that is specified in Part G of Building Regulations. | | Adopted Local plan policy FW3 states that The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres / person / day. This includes five litres / person /day for external water usage | |
| | | | | We recommend that if this is not already a policy within your Local Planning documents that it is updated to be included to support your Net Zero ambitions. We would recommend the inclusion of the following wording: | | As above the requested standard is already contained within Local plan policy FW3 | |
| | | | | ‘Development proposals must demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres of water per person per day.’ | | As above the requested standard is already contained within Local plan policy FW3 | |
| | | | | This is supported by National Planning Policy Framework (July 2018) Paragraph 149 which states: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.” | | Thank you for your response to the consultation | |

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| 15 | 72110 | Individual | Support | Overall, I support the proposals in the consultation document, bearing in mind that, as I understand it, Leamington Spa is an area of high CO2 emissions. There appear to be some potential 'exemptions' in the consultation document which allow the continuation of fossil fuel uses for developers where alternatives are not considered 'viable'. I think the Council should be <u>rigorous</u> in allowing any such exemptions; otherwise, developers will continue to use the cheapest energy installations, irrespective of the emissions. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | It is pity that these sorts of considerations were apparently not taken into consideration in the housing developments along and south of Europa Way. So far as I can tell from my research, that housing does not meet any future sustainable environmental standards, and, of course, the developments have sadly led to the destruction of many mature trees along Europa Way and surrounding roads. | Local circumstances | Thank you for your response to the consultation | |
| | | | | The Net Zero Development Plan relates specifically to buildings, but it should be coordinated with plans for the reduction of emissions from transport/cars etc, which (as per an on-line meeting a few months ago) I believe are the subject of future planning from the County Council. Particular points are: | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 1. There should be 'Park & Ride' facilities to discourage car traffic from the Leamington Spa town centre; I understand that this is already under consideration. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 2. The installation of electric car charging points in both streets and car parks is vital to future encouragement of the use of electric cars and the consequent reduction of emissions. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. The recent COVID related pedestrianisation of The Parade in Leamington seems to have been well regarded, and it was a shame to see it opened up again to traffic after the Government's 19/7 'freedom day'. Since, previously, there was already limited traffic access on to or off The Parade, and very small amounts of traffic seemed to use it, and it is not a designated A or B road, there seems to be a strong argument to continue the pedestrianisation in the future, (with allowance for disabled access and possibly, bus turning circles at either end), which would contribute to the reduction of emissions in the town centre. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 4. Further 'traffic calming' measures are needed around the town to constrain emissions - particularly on Willes Road, Newbold Terrace East, and the A452 to the west of the town. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 16 | 72111 | Individual | N/A | The Planning team at the Coal Authority have no specific comments to make on the draft Net Zero Carbon DPD. | | Thank you for your response to the consultation | |
| 17 | 72097 | Individual | Support | Section 1: The Local Context | | | |
| | | | | These are all crucially essential steps. Time is short and action is urgent. | | Thank you for your response to the consultation | |
| | 72098 | Individual | Support | Section 2: National Context | | | |
| | | | | Frankly, this is all a basic minimum. This must all be done, be done promptly and fully, and with no wriggle-room or get-outs. | | Thank you for your response to the consultation | |
| | 72099 | Individual | N/A | Section 3: The Planning Policy Context | | | |
| | | | | Exactly the same as comment on Ch.2 | | Thank you for your response to the consultation | |
| 72100 | Individual | Mixed | | Section 4: Aims and Objectives | | | |
| | | | | This is a bare minimum. | | Thank you for your response to the consultation | |
| | | | | Note that: "4.2.3 Objective 3: To support the consideration of low carbon energy sources as part of large scale development proposals." This needs to go beyond 'consideration'! | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | Amend objective to 'Support inclusion of low carbon energy sources' |

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| | | | | The words there should be 'development and implementation'; no wriggle-room, no get-outs. | Policy flexibility | As above | |
| | 72101 | Individual | Support | Section 5: Overarching Strategy But of course! No wriggle-room, no get-outs. | | Thank you for your response to the consultation | |
| | 72102 | Individual | Mixed | Section: Policy NZC1: Achieving Net Zero Carbon Development Re:" a) Considering the potential to utilise large scale renewable or low carbon energy sources such as heat networks or local large-scale renewable energy generation sources, preferably through a direct connect." As before 'considering' is not strong enough - there needs to be more muscle, more bite, to this. Re: offsets - these need looking at carefully so that they are *real* and not 'greenwashing'. The offset industry is full of loopholes - they must not be allowed. | Carbon offsetting | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Amend 5.32 a) to 'Utilising large scale renewable or low carbon energy sources, where available'. |
| | 72122 | Individual | N/A | The consultation documents would not pass the scrutiny of the Plain English Campaign (http://www.plainenglish.co.uk/). This is absolutely not a user-friendly consultation, either in terms of your use of language, or in terms of the level of computer confidence and This is <i>not</i> an example of the Council demonstrating a real commitment to involving local people in the decision-making process. It seems to me to be a 'CINO' – consultation in name only, allowing someone in the office to tick a box saying: 'we consulted' . . . but the consultation is neither wide nor significantly 'real'. The section of the population capable of responding in any meaningful way is very small. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation Thank you for your response to the consultation | |
| 18 | 72112 | Individual | Mixed | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 The aspiration to achieve net zero carbon emissions in the District in the coming years is a hugely challenging one. Taking full advantage of the opportunities for achieving zero / very low carbon emissions in new development will be essential if new development is not going to add significant additional carbon emissions to current levels and thus make the task of achieving net zero carbon even more difficult. The proposed DPD will strengthen local policy in relation to carbon emissions and will help drive the delivery of low/zero carbon technologies in the district and help the development and improvement of zero/low carbon construction approaches. It is noted that the relevant policies will apply to changes of use and conversions where planning permission is involved. Given that there may be significant differences in approach to conversions as opposed to new build, we wonder whether there could be more information / detail in relation to achieving the standards in the case of conversions. With regards to viability, if the requirements of the policies are challenged on viability grounds, it would be helpful to understand how the zero carbon requirements will be balanced with other planning requirements. Where carbon offsetting is required / allowed as part of the policy implementation, this should be done in a way which genuinely achieves reduced emissions in the long term and can be verified to do so. | Existing housing / retrofit Viability of development Carbon offsetting | Thank you for your response to the consultation Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 19 | 72103 | Individual | Support | I support the Climate Change action plan for all future building developments in and around Warwick. We should ONLY be building green/ eco housing which is in line with the Climate Change Emergency requirements. | | Thank you for your response to the consultation | |

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| 20 | 72113 | Individual | Support | I am writing to make clear my support for local plans which help the environment and take steps to mitigate the current climate emergency. In my opinion it is by far the greatest danger facing us and we are currently sleepwalking towards a cliff-edge. I hope the council can be bold and decisive in their actions regarding the environment. We do not have a spare natural world and it is abundantly clear how much damage humans have done already. We must take steps to rectify the damage we have done as a matter of urgency and we must implement policies and ways of developing our communities that support the natural world, instead of destroying it. | | Thank you for your response to the consultation | |
| 21 | 72114 | Individual | Support | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 We support the objectives which have been set, but wondered if the following has been taken into consideration: The greenhouse gases emitted in making the materials which will be used in the construction of new developments. The emissions made when transporting materials to the development sites. The type of materials used not only in the construction of new buildings but supporting infrastructure such as new roads. Promoting use of sustainable travel options in the design of new developments such as cycle lanes and public transport connections. | | | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 22 | 72123 | Individual | Support | We strongly support this proposed document, just a few refinements. Ensure statements are definite, such as using the word "must" sustainable active travel should be a core feature with any development. Consider the use of home zones where appropriate, to favour the walking and cycling modes. Biodiversity - a crucial part of sustainable development, a good reference document: www.rhs.org.uk/science/conservation-biodiversity/plants-for-bugs | | | |
| | | | | | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 23 | 72124 | Oxalis Planning Limited on behalf of Cuvette Property Consulting Limited | Support | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 Overall, we agree with the Council's approach to addressing the climate emergency. The policies generally incorporate flexibility, but we believe that Policy NZC2(A) should include clarification on the need to include information regarding energy performance, only where relevant to do so.. NZC2(A) - add 'where relevant to policy wording. Energy performance many not be relevant for all reserved matters, S73, 96a applications. | | | |
| | | | | | Performance gap | Thank you for your response to the consultation. The developments to which the policies apply are identified at paragraph 5.4 of the Consultation Draft. | Include and clarify the types of development to which the DPD policies apply in Policy NZC1 |
| | | | | | Policy flexibility | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. We understand that S73 and S96 applications refer to amendments to existing applications (minor material, and non-material respectively). We would expect the energy information to be resubmitted if the amendment might in any way impact the energy performance of the building. This should include any changes to form, orientation, and glazing value, as well as more obvious energy-related changes such as insulation values, renewables, and heating system. Any of the above could change the amount of energy that would need to be met with renewable supply, or the amount of carbon that would need to be offset. It is for the applicant to demonstrate compliance with the policies. | |

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| 24 | 72125 | Individual | Mixed | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | Whilst I applaud the ambition of WDC and when successfully completed the DPD will be a GIANT step forward, the current document has too much wriggle room for developers / house builders thus enabling them to deliver their current crap by just adding a heat pump. Doing so will not deliver net zero carbon in use now, will result in larger energy costs for the occupier and will require expensive retrofit in the future. | Energy hierarchy | Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Specify only Net Zero Carbon in use No SAP - only use PHPP. This is the Passivhaus Planning Package Offsetting in terms of renewable energy only - no trees - like NONE No gas No hydrogen! strongly suggest that as WDC takes this policy forward that specialist advice is procured from organisations employing people who have done this before. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 25 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | We welcome the DPD as a major step towards ensuring that all "all new developments should be net zero carbon in operation" thus enabling the "achievement of national and local carbon reduction targets". There are several technical areas which we believe may be improved or amended. | | Thank you for your response to the consultation | |
| | | | | The overall tone of the document is soft. It should be tightened by substituting words such as 'asking' with words like 'must' to ensure that the policies are given appropriate weight. Phrases such as 'demonstrates ...have been considered' (NZC2(B) page 23) should be avoided as they are too vague to be meaningful and allow opponents to the policies to argue for alternatives. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The overall policy NZC1 (page 17) is a clearly presented summary of sub-policies but should not include carbon offsetting as one of three critical elements (see below). By presenting offsetting in the first box there is the danger that developers will automatically view this as an option to follow. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | There is also no mention in NZC1 of the site and layout of developments despite the phrase "occupants to live in ways that minimise energy demands". Net zero housing should include the reduction in energy demand that comes with 'living' with sustainable active travel. This means considering pedestrian and cycling routes, access to public transport as well as capability to charge EVs. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Local Context: There is no direct mention of local residents as stakeholders (1.1. iv page 6) which is odd given that there has been a WDC People's Inquiry into climate change. The results of the inquiry should be included in the draft DPD to demonstrate local support for zero carbon housing, especially as the second strongest recommendation was "Every new house must be carbon neutral both in construction and in their future use". | | Thank you for your response to the consultation. | Include reference to local residents and stakeholders in Local Context section |
| | | | | there is little in the draft about biodiversity net gain, apart from a brief reference (2.2 page 9) to the CCC report on tree planting, peatland restoration and green infrastructure. | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| 72126 | Kenilworth Town Council | Support | Policy NZC2 (A), as described, seems contradictory in referring to a carbon emissions target of at least 75% reduction figure in a document about achieving net zero carbon. This is essentially saying that up to 25% of emissions will be permitted for offsetting. Also, throughout this section, net zero carbon targets should be defined as energy performance 'in use', although it is important to stress that SAP does not have any relationship with 'performance gap'. SAP is a tool to show compliance with a design standard and not 'performance in use' thus will not be able to ensure the 75% target. Reference to the Future Homes Standard (page 20) in this way is inappropriate because it means this consultation is referring to something to be carried out on the basis of another consultation. This approach cannot therefore ensure net zero carbon or even a 75% reduction in emissions as, ultimately, there is no way of knowing what the Future Homes Standard will contain. | Energy Hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Regarding note 5.4 The exception to this list is 'extensions/modifications attached to existing dwellings'. This seems anomalous. Kenilworth Town Council's planning committee routinely add a non-mandatory condition to planning applications: "With reference to the WDC Local Plan policy SC0 "Sustainable Communities" and the Kenilworth Neighbourhood Plan policy KP15 "Environmental Standards of New Buildings", Kenilworth Town Council requests that the applicants address matters relating to the environmental impact of the development with the aim of the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property." The DPD should carry a similar but mandatory condition for extensions and modifications. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Include and clarify the types of development to which the DPD policies apply in Policy NZC1 |
| | | | Energy sources The mention of 'hydrogen-ready' (7.6 page 25) seems optimistic given the Government's UK recently published Hydrogen Strategy https://www.gov.uk/government/publications/uk-hydrogen-strategy that shows no plan for widespread domestic hydrogen use before mid-2030s making it difficult over the next few years (at least) for a developer to interpret what 'hydrogen-ready' means. Even if green hydrogen was made available locally by the mid-2030s (and it would have to be green as blue hydrogen would not offer any significant reductions in carbon emissions) this would be too late to contribute to WDC's declared aim of reducing carbon emissions within Warwick District to as close to zero as possible by 2030 (section 1.1.1 ii). Given these problems, we would recommend excluding hydrogen-ready from the document. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | |
| | | | Carbon offsetting. Following the science, latest research shows that carbon offsetting through planting trees will be ineffective in reducing carbon emissions within any of the defined national and local timescales to reach zero carbon emissions. It is also unacceptable for developers to offset carbon emissions through payments to WDC. At current prices (48 euros per tonne), a 30 year, 2 tonnes C/yr calculation would require a developer's payment of just under £2500 per house. Such a modest premium provides no incentive to invest in zero carbon housing and does not make a direct contribution to WDC's zero carbon targets. In any case, the policy suggests that offsetting should only be applied to occupation and demolition and omits the carbon emitted during the construction phase. It is our view that NZC2(D) should be excluded and there should be a new Exceptional Basis clause for offsetting residual carbon emissions (see below) only through payment for on or offsite renewable energy production: i.e. no other form of offsetting will be permitted. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| | | | | Viability. [This is erroneously referred to as 'Visibility' in the pdf version]. The way this is presented in the draft has the potential to become a get-out clause for developers. DM2 in the current WDC Local Plan is regularly used by developers to downgrade specifications on developments. Therefore, policy NZC2E needs greater definition. Relevant to this is the associated WDC-commissioned BNP Paribas report which shows that the DPD conditions, if implemented, would raise capital costs for house residential construction by 3-6%. This should be referred to in the DPD as a source of evidence for why financial viability cannot be used as an argument. We believe that Policy NZC2(E) should be excluded in favour of inclusion in an Exceptional Basis clause (see below). It's worth noting that these figures of 3-6% are in any case unlikely to represent a real cost to the developer as they will normally be absorbed into the agreed price for the land (see BEIS Parliament Select Committee meeting with developers, Q259 onwards http://data.parliament.uk/WrittenEvidence/CommitteeEvidence.svc/EvidenceDocument/Business,%20Energy%20and%20Industrial%20Strategy/Energy%20efficiency/Oral/98021.html). Land sellers are unlikely to balk at the absorption of such small costs especially while house price inflation continues to rise. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Exceptional Basis clauses We propose at least two Exceptional Basis clauses to capture the issues of financial nonviability and carbon offsetting. There are precedents for this in other currently drafted Local Plans, for example from the Central Lincolnshire draft plan pages 28-29 (https://centrallincs.inconsult.uk/CLLP.Draft.Local.Plan/consultationHome). | Carbon offsetting | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | |
| 26 | 72127 | Individual | Support | I think that all buildings should have Zero carbon built in them. To make it Echo Friendly. And solar panels to make homes green, especially new buildings. | | Thank you for your response to the consultation | |
| 27 | 72109 | Individual | Object | Section: 5 Overarching strategy | | | |
| | | | | Does not address the key issue of transport to/from properties to the wider community. Robust and viable sustainable transport of people and the delivery of goods/services must be incorporated into the "net-zero" targets. It is completely unacceptable for buildings to be gratuitously built and a few trees planted to "offset" carbon emissions; this is a recipe for corruption. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72106 | Individual | Object | Section: 7 Energy sources | | | |
| | | | | If zero/low carbon heating is not possible then the building will just be cold? | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Exceptions to allow fossil fuel use will inevitably lead to corruption. If a proposed new building couldn't incorporate a fire escape, would planting a few trees be ok to mitigate this? | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | There appears to be a fundamental lack of understanding on what a climate EMERGENCY actually is. A developer making less profit is no justification; they need to work smarter. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72105 | Individual | Object | Section: 9 Viability | | | |
| | | | | If this was fire escapes or asbestos cladding Section 9 would not even exist. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| If a project cannot be completed within the building regulations, then it cannot be built? | | | | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | | |
| | | | Simply another backdoor for corruption. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | | |
| | | | Section: Policy NZC2(C) Zero-Carbon-Ready Technology | | | | |

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| | 72108 | Individual | Object | Proposing that developers just need to plant a few trees and promise to fix things up in future insults voter's intelligence. This is a mechanism for developers to shirk their responsibilities and continue to pollute. If a building cannot be built properly now then just build it later when it can or give up the development opportunity to somebody who can come up with a more imaginative solution. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Making people properly think about a problem is not "red tape" preventing development. However I can see how greedy, lazy developers would be quite upset with this. | | Thank you for your response to the consultation | |
| 28 | 72128 | Individual | Mixed | 1. Instead of “asking” developers to take energy reducing steps when building housing, there should be an obligation to do so. Developers “must” do what Warwick DC sets out, with no opt out option for developers. The language and expectations need to change and become more stringent. Warwick DC has committed to deliver energy reductions in its Climate Emergency declaration. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 2. Alongside energy reduction measures, there should be consideration of energy-reducing, sustainable public travel: prioritising public transport, pedestrian and cycling areas over the use of petrol or diesel fuelled cars. Charging points for electric vehicles should be provided widely. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. Net zero carbon targets should be defined as energy performance “in use”. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Add clearer clarification at the start of the DPD that it relates only to in-use carbon resulting from energy use in buildings. |
| 29 | 72115 | Individual | Mixed | Section 4: Aims and Objectives | | | |
| | | | | At last! We should have been doing this years ago. | | Thank you for your response to the consultation | |
| | | | | The objectives in 4.2 are good but not sufficient. Carbon use generated by the use of buildings is not properly considered. Such as how the site location, density and layout affects travel choices (bus vs cycle vs car vs train). Also, whether the buildings should include provision for cycle storage, e-bike or EV charging facilities. Also, requirements for developments to be designed for optimum bus and cycle access. Also site provision for supporting wildlife or offsetting the loss of habitat. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72116 | Individual | Object | Section: Policy NZC1: Achieving Net Zero Carbon Development | | | |
| | | | | This is an emergency. Zero carbon cannot be achieved using low carbon sources. Low is not zero - and how low do you mean? This looks like a get-out option which should be removed. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and that of policy flexibility. 'Low' carbon sources include electricity, which already has a lower amount of carbon emissions per kWh than gas, and will eventually reach net zero carbon along with the grid (2035, if the ambitions expressed by the Prime Minister at the recent climate conference are realised). | |
| | | | | Carbon offsetting is also problematic and too easily used as a get-out. "Burn now - offset later" should not be an option. Any offsetting for the building construction must be within the time frame of the building construction. Any offsetting required from the use of the building must be equivalent and run at the same time as the carbon usage. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The wording suggests WDC is not seriously committed to this. "Should", "expected" and "considered" do not mean the same as "must", "required" and "delivered". There should be no wiggle room and the policy should be explicit in defining what is required. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 72118 | Individual | Object | Policy NZC2(C) Zero-Carbon-Ready Technology "development may include gas heating systems that are "hydrogen-ready" This is highly speculative and should be removed until there is more certainty that zero-carbon hydrogen will actually be supplied within the time frame of this plan. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. The text is an example of zero carbon ready technology not a requirement | | |

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| | | | | If fact this whole policy should only permit national grid electricity as a not-yet fully zero-carbon source. | | As above | |
| | 72117 | Individual | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources This is an emergency and the policy must be tighter. See previous comments on low carbon & wording style. This policy has too many get-out options - they should, sorry, must, be removed. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72119 | Individual | Mixed | Section: Policy NZC2(D): Carbon Offsetting Whilst I welcome tree planting for many reasons I question whether the scale of planting, and the required growth rate, can be achieved for significant carbon offsetting. This must not be seen as a get out option for avoiding zero-carbon buildings. We don't want developers, or the council, to see slipping some money into a WDC fund as a way of easing past the zero carbon requirements. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72120 | Individual | Object | Section: Policy NZC2(E) Viability This looks like another possible get-out route. It may be that some developments should in fact fail if they cannot be viable. Is this policy wording strong enough to prevent big developers avoiding the commitment to zero carbon? | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 30 | | | | We are in a climate emergency. Focus should be on using most effective renewable energy. | | Thank you for your response to the consultation | |
| | 72121 | Individual | Unclear | 1. Imperative to use communal ground source heating systems. One plant for all houses to share and tap into. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme of policy flexibility. Local Plan policies must have a degree of flexibility to ensure that they are application to different types of developments and their context. | |
| | | | | 2. 100% of houses roofs to have solar panels with orientation for optimal solar panels in place of roof tiles. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme of policy flexibility. Local Plan policies must have a degree of flexibility to ensure that they are application to different types of developments and their context. | |
| | | | | 3. Charging points for cars. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 4. New housing must be close enough to local facilities to encourage cycling and walking. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 5. Design estate to retain all existing trees and hedges to maintain biodiversity. | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 31 | | | | I would like to support your plan for new builds to have zero carbon emissions, and even to strengthen your plan by demanding that developers embed sustainability into their new builds in terms are f renewable energy, trees and wild flowers to support biodiversity. | | Thank you for your response to the consultation | |
| | 72155 | Individual | Support | We really are at a critical juncture and we must ensure that we do everything to reduce the misery and hardships caused by climate change and biodiversity crash for our children and future generations. | | Thank you for your response to the consultation | |
| | | | | Please do whatever you can to make the future better. | | Thank you for your response to the consultation | |
| 32 | | | | Section: Policy NZC2(D): Carbon Offsetting | | | |
| | 72129 | Individual | Mixed | In my experience of how developers interpret planning conditions, this offsetting will happen far more often than this policy will expect. It will end up being used as a 'cash incentive' for councils to allow a development that should be refused on the basis of this policy. In Bishop's Tachbrook, AC Lloyd was allowed to offset 'biodiversity' losses by setting aside land far away, in a different district. This cannot be allowed under this policy. The carbon offset MUST benefit the immediate local people so people living in hugely affected areas benefit from the reduction in carbon. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Section: Policy NZC1: Achieving Net Zero Carbon Development | | | |

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| | 72130 | Individual | Mixed | 'Offsetting should be delivered within or as close as possible to the development' - this is absolutely vital. But this policy should go further and say 'no further than 1 mile from the development' so that developers cannot plant trees in far away districts which are of no benefit to the local people whose green fields, trees and hedgerows are being built on. In Bishop's Tachbrook AC Lloyd offset biodiversity losses by securing land in Alcester, in a different district. This cannot be allowed to happen under this policy. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72131 | Individual | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources 'unless the costs or configuration of the development can be demonstrated to make this unviable or impractical.' This should be removed so developers are not allowed a 'get out of jail free' card regarding fossil fuels. Non fossil fuel sources need to be used as widely as possible to make their use viable and practical, otherwise they will remain niche and expensive. Developers must be directed to use them from now onwards. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and that on policy flexibility. | |
| | 72132 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting 'The delivery of any such scheme must be local and guaranteed.' But also local must be defined as 'no more than 1 mile' from the development so developers do not claim to be unable to offset it any more locally than the next district (see Bishop's Tachbrook Warwick District AC Lloyd biodiversity offsetting in Stratford District) | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72133 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting 'As such the Council considers offsetting to be an option of final resort. ' This must be absolutely adhered to with a target of 0% of developments using offsetting per year and a public KPI linked to this measure. The council should freely and willingly publish details of decisions where offsetting has been allowed, and publicly justify why the exemption has been permitted. WDC must hold developers to account on this and the public must be able to hold WDC to account on this 'final resort'. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 33 | 72156 | Kenilworth All Together Greener | Mixed | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | We question whether the Government's Standard Assessment Procedure will be updated in time and in an appropriate manner to fix its current blind spot in regard to the significant performance gap between design and construction. This is absolutely crucial. If this is not addressed, then how will developers demonstrate compliance with the WDC's in use standard? | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | We are also very concerned at the prominence given to offsetting. Offsetting is a very poor substitute for reducing carbon emissions at source and should only be a very last resort. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | It is widely recognised that planting trees only removes atmospheric carbon in significant quantities in the longer term. It cannot be used to achieve nearer term targets such as WDC's and as the global climate crisis requires. Renewable energy generation both on and off site are vastly preferable. We also question the proposed use of the carbon price in the EU Emissions Trading Scheme as a suitable metric. This has a track record of being too low to provide the desired leverage. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 34 | | | | Finally, we want to see the document use clear, unequivocal, legally enforceable language (e.g. 'require', 'must', etc. rather than 'expect', 'should',). We want it to succeed. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |

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| | 72157 | Individual | Mixed | 1. Although these proposals are an attempt to address the government target of meeting net zero carbon nationally by 2050 as a declared reaction to the Climate Change Emergency now recognised, the proposals do not include any practical methods that will achieve that objective. | | Thank you for your response to the consultation This DPD aims to take the action that is available within planning powers, that is: what kind of new buildings are permitted to be built, and what energy performance they are expected to achieve. | |
| | | | | 2. Zero Carbon is a most difficult calculation and depends on accounting for all actions necessary to achieve the obvious actions. CO ₂ sequestration applies to the whole of the global atmosphere. As temperatures are rising and forests burn, seas warm and the Carbon cycle changes, this leads to more atmospheric CO ₂ than is absorbed naturally. | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. In short the draft plan is too little too late. | | Comments noted. | |
| 35 | 72134 | Individual | Support | Section: 2 National Context The national context has good aspirations but the timetable is too slow. The DPD will enable us to take action sooner to achieve these aims which in the longer term is the cost effective way to work. This is particularly important given the level of house building within the District at present and over the next few years. | | Thank you for your response to the consultation | |
| | 72135 | Individual | Mixed | Section: 3 The Planning Policy Context WDC needs to be clear about where it wants to go planning wise with carbon neutrality. The Government Planning Policy is currently extremely uncertain, and appears subject to change at a moment's notice. | | Thank you for your response to the consultation | |
| | 72136 | Individual | Unclear | Section: 4 Aims and Objectives A clear aim in a clear timescale. | | Thank you for your response to the consultation | |
| | 72137 | Individual | Unclear | Section: 5 Overarching strategy If development does not comply with the whole plan, the whole plan will unravel. | | Thank you for your response to the consultation | |
| | 72139 | Individual | Support | Section: 6 Reducing Energy Demands: Energy Efficient Buildings Not only does this benefit the climate bit it benefits householders particularly those on low incomes otherwise facing fuel poverty. | | Thank you for your response to the consultation | |
| | 72142 | Individual | Support | Section: 7 Energy sources A vital part of the DPD. | | Thank you for your response to the consultation | |
| | 72144 | Individual | Support | Section: 8 Carbon Offsetting Essential alternative where carbon neutral schemes are not viable, but hopefully not used too often. | | Thank you for your response to the consultation | |
| | 72146 | Individual | Support | Section: 9 Viability A sensible proposal in an area rich in heritage assets, but it is to be hoped applied infrequently. | | Thank you for your response to the consultation | |
| | 72138 | Individual | Support | Section: Policy NZC1: Achieving Net Zero Carbon Development This is both vital and sensible. | | Thank you for your response to the consultation | |
| | 72140 | Individual | Support | Section: Policy NZC2(A) Making Again a sensible and vital proposal, particularly that the building performance on completion has been tested. Otherwise it won't be effective. | | Thank you for your response to the consultation | |
| | 72141 | Individual | Support | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources A sensible approach which does allow alternatives in genuinely unviable cases. | | Thank you for your response to the consultation | |
| | 72143 | Individual | Support | Section: Policy NZC2(C) Zero-Carbon-Ready Technology Forward planning is the essence of good management. | | Thank you for your response to the consultation | |
| | 72145 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting Necessary alas, but I am glad to see that monitoring of the funds and progress made by adopting this policy will be included in the Authority Monitoring Report. | | Thank you for your response to the consultation | |
| | 72147 | Individual | Support | Section: Policy NZC2(E) Viability Necessary but it is to be hoped that it will not be used too frequently. Far better a case by cases approach than any attempt to outline possibilities. | | Thank you for your response to the consultation | |

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| 72158 | RPS Group on behalf of Taylor Wimpey | Object | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | Taylor Wimpey is supportive of the general principle of improving energy efficiency, however they have concerns about the proposed policies as drafted in the DPD. | | Thanks and noted. Further signposting is provided to the Consultation Report in relation to the comments made below. | |
| | | | 1. Policy NZC2(A) is currently not justified as appropriate evidence to support an accelerated timescale for the implementation of enhanced energy efficiency measures has not been provided. | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Policy Numbers are not consistent with BNP Paribas report. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | As part of the response to the Regulation 18 consultation the BNP Paribas report is being updated. |
| | | | 2. The proposed net zero carbon in operation requirement is not viable for over two thirds of the tested residential development combinations in conjunction with the current affordable housing requirement and CIL. RPS therefore recommend that consideration is given to either seeking a lower improvement in terms of energy efficiency, a lower affordable housing requirement, or a lower Community Infrastructure Levy (CIL) rate. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 3. The Council should provide evidence to indicate the proportion of its Housing Land Supply within each value area assumed for each typology so that the impact of the proposed policies on housing land supply can be assessed. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 4. RPS recommend that the CIL rates are reviewed in parallel with the preparation of the DPD and set at a level that ensures that development is viable while meeting the proposed policy requirements. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 5. RPS also note that the lower CIL rates for schemes that exceed 300 dwellings suggest such schemes are less viable than smaller developments. This is a reasonable assumption, on the basis that larger sites are more likely to be required to make a wider range of infrastructure contributions to facilitate development. Accordingly, RPS recommend that larger schemes should be considered as additional typologies through an update to the Viability Study. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 6. RPS recommend that a commitment to review the DPD should the Government fail to introduce the Future Homes Standard in 2025 as currently envisaged or make any other changes to relevant policies, legislation, and regulations should be incorporated into the DPD. | Policy flexibility | Thank you for your response to the consultation. The review of the plan will be undertaken in line with national guidance including NPPF paragraph 30 which states that Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary | |
| | | | 7. RPS recommend that this paragraph 7.1 be revised to make clear that the technologies listed are current examples that may be suitable to be considered, but that the list provided is not prescriptive and that alternatives may be more suitable. | Policy flexibility | Thank you for your response to the consultation. Paragraph 7.1 is not prescriptive but states that the energy statement should consider all available zero or low carbon energy sources | |
| | | | 8. RPS suggest that wording is added to policy NZC2(B) encourage the scope of the energy statement to be agreed with the Council prior to submission. | Policy flexibility | Thank you for your response to the consultation. The scope of an energy statement may be discussed with the Council through the Pre-application advice service. | The Council's planning application validation checklist should be updated to include the requirement for an energy statement and guidance produce on the scope of an energy statement. |
| | | | 9. RPS contend that the cost of carbon offsetting needs to be considered and the impacts of this cost considered through the Viability Study. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 10. The Council need to demonstrate that the proposed policies in the DPD are viable, which has not yet been done. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 11. The option of doing nothing is a reasonable alternative that should be tested through the SA. RPS also consider following the national approach to improved energy efficiency requirements is a reasonable alternative which should be tested by the SA. | Sustainability Appraisal | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| 37 | 72159 | Home Builders Federation | Object | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | The Council has not provided any evidence specifying the local circumstances in Warwick to justify Draft Policies NZC1 – NZC2(A-D) , which require standards above and ahead of 2025 implementation for Future Homes Standard. As set out in the 2021 NPPF, all policies should be underpinned by relevant and up to date evidence which should be adequate, proportionate and focus focussed tightly on supporting and justifying the policies concerned (para 31). It is the HBF's opinion that the Council should comply with the Government's intention of achieving net zero carbon development through the Building Regulations, the Council's proposed policy approach is unnecessary because of the higher levels of energy efficiency standards for new homes proposed in the 2021 Part L uplift and the Future Homes Standard 2025. | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The Council has not provided any evidence specifying the local circumstances in Warwick to justify Draft Policies NZC1 – NZC2(A-D), which require standards above and ahead of 2025 implementation for Future Homes Standard | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The Council's Viability Study should accurately account for all costs for affordable housing provision, CIL, S106 contributions and sought policy requirements | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and in respect of viability. | |
| | | | | There are situations where Draft Policies NZC1 – NZC2 (A-D) will tip the balance from 'viable' to 'unviable'. A flexible policy approach will be necessary including a relaxation of the Net Zero Carbon policy requirements. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Landowners and developers will have to submit site-specific assessments to challenge assumptions in the Council's Viability Study. Such negotiations at planning application stage causes uncertainty for both the Council and developers, which may result in significant delay to housing delivery or even non-delivery. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 38 | 72148 | Barwood Land | Object | Section: 1. The Local Context While Barwood Land support the Council's objectives to tackling climate change this has to be done in accordance with the requirements of the Local Plan process. Additionally, we believe the viability assessment includes an error regarding the proposed and modelled BLV, with the results demonstrating that the policies are not viable at this stage. This suggests that the Council are proposing to introduce local standards that fail to meet the viability tests of the NPPF. In this context we believe the DPD is premature and should be reconsidered in terms of its viability in conjunction with the Local Plan Review. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and in respect of viability. | |
| | 72149 | Barwood Land | Object | Section: Policy NZC1: Achieving Net Zero Carbon Development While Policy NZC1 states development should be net zero, it does not clearly present the definition of net zero, nor what is meant by being, a net zero carbon at the point of determination of planning permission as referenced in Policy NZC2(D). These supporting policy requirements do not clearly set out how development is to reduce emissions before offsetting. Given the issues of viability in Section 1 we believe that this Policy is amended to align with the requirements and timings of the Future Homes Standard and national guidance which is aiming to deliver Net Zero Ready housing over time. | Energy hierarchy | Thank you for your response to the consultation. It is explained in NZC2(A - D) that net zero carbon emissions is defined in relation to Part L of the building regulations and the accompanying SAP calculation, through which a 75% reduction in the building's energy use (again defined by SAP) should be achieved and renewable energy supply added as far as possible before the remaining emissions over 30 years should be offset with payments towards other local projects that will prevent or remove an equivalent amount of carbon. However, it would be positive to have this clearly laid out up front in Policy NZC1 that this is net zero operational carbon. | Define 'net zero ' in Policy NZC1 and Section 1 of DPD. |
| | | | | Section: Policy NZC2(C) Zero-Carbon-Ready Technology | | | |
| | 72150 | Barwood Land | | States where renewable or low carbon options (in line with Policy NZC2(B) cannot meet the full energy demand, or are unviable the developments are required to incorporate net zero carbon-ready technology to allow future decarbonisation of energy. | | | |

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| | 72152 | Barwood Land | | We support the provision of systems in homes which allow for development to be zero carbon ready and incorporate the benefits of decarbonising energy systems, this is a key requirement of the FHS and can therefore be achieved through compliance with national policy and should be reflected in the Policy. | | Thank you for your response to the consultation. | |
| | 72153 | Barwood Land | Support | Section: Policy NZC2(D): Carbon Offsetting We agree with the principle of carbon offsetting as a last resort for residual emissions and where they are guaranteed to deliver carbon savings, however we believe there should be greater flexibility in how the offsetting can be provided, with consideration given to other guidance on carbon offsetting and how it can be delivered. Additionally we believe any Council fund should be audited on an annual basis by an independent third party to ensure that it is achieving the carbon savings promised and if not, then funds should be returned to the developer to allow the procurement of verified offsets. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72154 | Barwood Land | Object | Section: Policy NZC2(E) Viability The viability assessment clearly shows that policies of the DPD will have a negative impact on land values for residential development. It shows that without a reduction in costs in other areas, i.e. the reduction in affordable housing provision in the majority of cases the policies are not viable for residential development. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | This suggests that the Council are proposing to introduce policies that fail to meet the viability tests of the NPPF, and it is inappropriate to rely on Policy NZC2(E) as an alternative to ensuring new policies are not widely unviable, and to a development meeting the required standards. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72150 | Barwood Land | Object | Section: Policy NZC2(A) Making The Council notes that the Government continues to allow Local Authorities to set standards beyond the requirements of the Building Regulations, however, the FHS consultation response notes the Planning for the Future white is aiming for national standards. A significant reason for the proposed timeline to the full FHS is related to the need to upskill and develop the supply chain to deliver the FHS. In this context we believe that the Council should retain the Government's proposed timeline for the FHS, or include a transition period to ensure the DPD is not ahead of the requirements of national policy. | Supply chain deliverability | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72151 | Barwood Land | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources It is noted NZC2(B) will apply to both new full applications and reserved matters applications. As noted in the responses to Section 1, and Policy NZC2A, bringing this requirement forward is not currently viable, nor is the supply chain adequately developed to deliver these requirements effectively. In the case of an existing outline planning permission it is not possible to retrospectively apply new policies to an existing permission without renegotiation or consideration of the viability impacts. We would suggest the removal of the requirement to apply to reserved matters applications for current permissions. | Viability of development | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further. It is acknowledged that if an outline planning permission is granted before application of the policies that the new net zero policies cannot be retrospectively applied through the reserved matters stage. If an outline planning application is subject to the net zero carbon DPD policies then the reserved matters will also need to comply. | Clarify within Policy NZC1 the applicability of the policies to reserved matters application. |
| 39 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 Policy NZC1: Achieving Net Zero Carbon Development Part 1 of Policy NZC1 is quite vague on “taking account of up-to-date technology”. Gladman would suggest that part 1 of the policy is reworded to be more specific and should refer to the “latest technology”. Gladman also suggest that the explanatory / supporting text should be reflected within the draft polices themselves for consistency within the DPD. | | | |
| | | | | | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme | Policy wording to be reviewed to make sequential approach to the energy hierarchy explicit within Policy NZC1 |

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| 72160 | Gladman Developments Limited | Object | Policy NZC2(A): Making buildings energy efficient | | | |
| | | | Gladman acknowledge WDC's ambition to require operation of 75% over and above the 2013 Building Regulations standards. This is to align with the introduction of the Future Homes Standard which is currently due to be implemented in 2025. Gladman contend that this policy should be re-worded to state: <i>"energy efficiency should be made in accordance with the latest building regulations until such time the Future Homes Standard is implemented"</i> . As currently drafted, there is no flexibility in place for when the 2013 Building Regulations standards are updated and therefore the policy could potentially refer to Building Regulations which could shortly become out-of-date. | Energy hierarchy | The aim of the policy is to implement standards similar to those of the Future Homes Standard (FHS) but in advance of the national introduction of the FHS itself so to reflect the declared climate emergency and reduce carbon emisisions as quickly as possibly. The government has laid out that the carbon reduction to be achieved via the FHS will be equivalent to a 75% reduction compared to Part L 2013. Due to the imminent update to Building Regulations in 2022 (Part L 2021) and likely before the adoption of the DPD, the policies have been updated to refer to carbon emission reductions compared to the 2021 Building Regulations. The reduction sought remains equivalent to that sought in the Future Homes Standard. | The policies have been updated to require carbon emission reductions to the 2021 Building Regulations due to come in to effect in 2022. |
| | | | Policy NZC2(B): Zero or Low Carbon Energy Sources | | | |
| | | | Draft Policy NZC2(B) requires more clarification to identify whether an Energy Statement will be required for all types of application proposals (full, outline or hybrid planning applications). The requirement for an Energy Statement would need to be included on WDC's planning application validation checklist dependent on which type of applications it was applicable to. | Policy flexibility | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications and including Energy Statement requirement on application validation checklist . |
| | | | There is no indication in either the draft policy or within the supporting text of what size development the submission of an Energy Statement will be mandatory for i.e. for new housing development – planning applications for 1+ residential dwellings or for new commercial / industrial development what the square metres threshold would be. | Policy flexibility | Thank you for your response to the consultation. The types of development t which the policies apply is set out within paragraph 5.4 of the consultation draft as supporting text to Policy NZC1. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications |
| | | | Gladman are supportive of Energy Statement's being included on an updated planning application validation checklist as this will provide WDC with a clear indication of what methods the applicant is looking to install to meet the net zero requirement on their site. | Policy flexibility | Thank you for your comments. We acknowledge that any additional requirements from planning policy would need to be reflected in the validations list. | Include Energy Statement requirement on application validation checklist . |
| | | | Policy NZC2(C): Zero-Carbon-Ready Technology | | | |
| | | | Gladman are unsure how paragraph 7.5 of the supporting text would work in practice. If a developer builds a house and it falls short of net zero carbon specification upon occupation, does this mean that the developer would therefore have to revisit the property and rectify the issue? It would be difficult to expect this to be scrutinised as severely as the supporting text sets out. Gladman stress that it would be more sensible to ensure that any new development is to be zero-carbon ready prior to occupation rather than post occupation. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Policy NZC2(D): Carbon Offsetting | | | |
| | | | Gladman maintain that Policy NZC2(D) should refer to planning applications for detailed planning permission only. As currently drafted, all submitted outline planning applications (with all matters reserved except for access) would be subject to either: | Carbon offsetting | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1. As the viability of development including planning obligations are established at the outline stage is appropriate that this may include provision for carbon offsetting. | |
| | | | a) a cash in lieu contribution to WDC's carbon offsetting fund; or | Carbon offsetting | as above | |
| | | | b) a contribution to a verified local off-site offsetting scheme as each proposal would be unable to demonstrate whether it would net be zero carbon ready at the point of the application's determination. | Carbon offsetting | as above | |

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| | | | | <p>The requirement of providing the anticipated annual operations carbon emissions from a commercial / industrial type development in the 30 years following the completion of the development would be a significantly difficult task for an applicant to accurately predict. This may result in a lot more viability assessments being submitted by applicants in support of applications if their anticipated cash in lieu contributions are proportionately high.</p> | Carbon offsetting | <p>Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1. The applicability of the policies to commercial/industrial development is being consider. Within this. The requirement is to calculate the development's energy use and carbon emissions using the latest available version of the normal method (in this case SBEM for non-residential buildings). The '30 years' requirement is simply to name the number of years of carbon emissions that must be offset, should the building not manage to be 'zero' carbon from day 1. Therefore the developer would calculate the annual emissions and multiply it by 30.</p> | <p>Consider a threshold above which the policies apply to new non-residential development within policy NZC1 alongside viability and resource considerations and clarify the methodology to be used for non-residential building energy performance calculations.</p> |
| | | | | <p>Policy NZC2(E): Viability</p> <p>Gladman note that Policy DM2 of the adopted Warwick Local Plan 2011-2029 will be superseded by a new policy included within the emerging South Warwickshire Local Plan once it is adopted by the councils. Therefore, there would be no flexibility within the DPD to update this reference.</p> | Viability of development | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| 40 | | | | <p>Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116</p> | | | |
| | | | | <p>Policy NZC1 Achieving Net Zero Carbon Development</p> <p>Draft Policy NZC1 requires new development to incorporate and utilise zero or low carbon energy sources.</p> | | | |
| | | | | <p>Supporting paragraph 5.2 helpfully explains that the focus is on “...providing a practical and viable approach to deliver new development which is net zero carbon in operation.”</p> | | | |
| | | | | <p>We consider the policy requires a slight adjustment to ensure that it is practical/viable and consistent with the overarching aims/objectives of the DPD.</p> | Sustainability Appraisal | <p>Thank you. We have considered this topic under 'Sustainability Appraisal following comments made from Historic England on this topic. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| | | | | <p>Recommendations for changes: New development should achieve net zero carbon emissions. To do achieve [sic] this, developments will be expected to demonstrate that three critical elements have been considered holistically:</p> <ol style="list-style-type: none"> 1 Reduce energy demand by bringing forward and implementing proposals that minimise demand for energy in operation taking account of up to date technology that enables occupants to live in ways that minimise energy demands and energy efficient layout and design 2 [Maximise opportunities] to utilise zero or low carbon energy sources, taking account of the availability and/or potential for large scale, low carbon energy sources and by incorporating passive and renewable energy sources within the development. Where fossil fuel based energy sources must be utilised, the technology incorporated within developments should ensure proposals are “zero carbon ready” 3 Offset any residual carbon to bring the total operational carbon emissions to net zero. Offsetting should be delivered within or as close as possible to the development. [Offsetting will be in accordance with Policy NZC2(E)]”. | Energy hierarchy | <p>Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. Please refer to Section 4 of the Consultation Response for a response to this identified theme.</p> | |
| | | | | <p>Policy NZC2(A) Making buildings energy efficient</p> <p>Draft Policy NZC2(A) requires that developments should demonstrate improved energy efficiency in design and operation of 75% over and above 2013 building regulations standards. The 75% requirement will need to be evidenced for it to be effective.</p> | Energy hierarchy | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| | 72161 | Warwick Castle | Support | | | | |

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| | | | | <p>4 Maintain 75% as a “target” and include a lower minimum “requirement” (for example, other recently adopted Local plans reference 35%). The prescribed minimum could then increase over time to achieve Net Zero and reflect the costs of more efficient construction methods. This could be reflected in future updates to the DPD; and</p> <p>5 Acknowledge that an exception to the 75% would be made in the case where development is appropriate and necessary but where it is demonstrated that meeting the standard would not be feasible or viable.</p> <p>This approach would be consistent with Draft Policy NZC2(E). To enable a practical/viable response to historic planning permissions, we think there would be merit in making a slight adjustment to the following paragraph : “Certification to a nationally recognised standard to demonstrate the predicted energy performance across the entire development should be provided as part of any reserved matters application, full application, and [where relevant] Section 73 application or Section 96a (non material amendment) application, to evidence the passive and energy efficient design for building performance” [additions in []</p> | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. The applicability of the policies to different types of development and planning application will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications and including Energy Statement requirement on application validation checklist . |
| | | | | <p>Policy NZC2(D) Carbon Offsetting</p> <p>The Council will need to provide evidence to support the calculation for a cash in lieu contribution to a carbon offsetting fund to ensure it is fair and reasonable to the type and scale of development proposed. Without it, there is a risk that the Policy will not be found sound.</p> | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 41 | 72162 | Individual | Mixed | <p>We welcome your DPD and it has much to be commended, we do however wish to comment on some aspects that we think are embodied in our comments below:</p> <ul style="list-style-type: none"> · SAP does not demonstrate energy efficiency in operation · The Future Homes Standard does not set out performance metrics for performance in use · Nationally recognised standards for performance in use are mainly associated with the Passivhaus system, NEF’s Assured Performance Process. · The most up to date SAP does not deal with the ‘performance gap’. · The term Net Zero Carbon should be defined as either “in use” or “whole life net zero” to include in use and the whole carbon in materials cycle | <p>Performance gap</p> <p>Performance gap</p> <p>Performance gap</p> <p>Performance gap</p> <p>Embodied Carbon</p> | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you for your comments. It is explained in NZC2(A - D) that net zero carbon emissions is defined in relation to Part L of the building regulations and the accompanying SAP calculation, through which a 75% reduction in the building's energy use (again defined by SAP) should be achieved and renewable energy supply added as far as possible before the remaining emissions over 30 years should be offset with payments towards other local projects that will prevent or remove an equivalent amount of carbon. However, it would be positive to have this clearly laid out up front in Policy NZC1 that this is net zero operational carbon.</p> | <p>Define 'net zero ' in Policy NZC1 and Section 1 of DPD.</p> |
| 42 | 72163 | Individual | Support | <p>I welcome the DPD in their plans for all new developments to be net carbon zero in operation.</p> <p>I feel that some of the wording needs to ensure that this is less a suggestion and more an expectation.</p> <p>I also noted there is little mention of biodiversity in new developments and I'm wondering if this can be included as a consideration e.g. hedgehog highways.</p> | <p>Policy flexibility</p> <p>Biodiversity measures</p> | <p>Thank you and noted.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| 43 | | | | <p>Please note: This is a brief summary of a long representation including detailed rewording of Section 8</p> <p>https://warwickdc.oc2.uk/readdoc/116/searchrepresentations/211</p> | | | |

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| 72164 | Warwickshire County Council: Ecology, Historic Environment & Landscape | Support | WCC EHCL welcomes this document as a significant step towards the Environmental Net Gain objectives of the NPPF. EHCL comments are primarily addressed to Chapter 8 Carbon Offsetting, | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | The Council may also wish to define 'local'. This was queried regarding offsetting biodiversity at a public inquiry and a precedent was set to accept Warwickshire as 'local' due to the existence of the Warwickshire, Coventry & Solihull Green Infrastructure Strategy and its use as an evidence-based document in policy formation. Ecosystem Services are part of this strategy; however, it may need to be revised to cover this net zero approach, especially if other Local Planning Authorities adopt a similar approach. CSWAPC 'owns' this document, albeit prepared by the County so may wish to have it refreshed, subject to resources. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | a general comment would be a reference to ensure that planning applications that include net carbon zero solutions must be sympathetic and sensitive to the Historic Environment and its setting and the landscape into which the application resides. | Policy flexibility | The you for your comments,. The Net Zero Carbon DPD policies will be in addition to existing Local plan policies. General design, heritage and landscape considerations will continue to be subject to existing adopted local plan policies. The applicability of the policies to existing buildings (including heritage assets) is subject to review and a separate policy or guidance is to be considered. | Consider a separate policy or guidance on the approach to achieving the Net Zero policies in existing buildings including the Historic Environment and alongside the Viability evidence updates |
| | | | With contributions being secured through Section 106 agreements once it has been demonstrated that every reasonable solution has been explored to reach a net zero carbon development, i.e. a final resort. The County welcomes this mitigation hierarchy approach. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | WCC EHCL welcomes the ability to offset carbon through nature-based solutions. However, in this instance it is not the intention for WCC EHCL to administer ('quantify and verify') schemes. The reason being that there are already schemes in place around carbon, such as the Forestry Commission Woodland Carbon Code. | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 8.1 Recommendation: remove or reference the sentence "It has been estimated that it would take the planting of 160 trees to offset a 4 tonne carbon footprint" as it does not add to the understanding of this paragraph and sets a target that may not be consistent with the Woodland Carbon Code or other verified carbon calculators. Additionally, other carbon sequestration models may enter the market as suitable offsetting mechanism. e.g. unimproved meadow creation or hedgerow carbon capture. | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.1 alongside Carbon Offsetting policy review |
| | | | 8.2 This paragraph sets out how carbon will be measured and if there is a need to compensate a carbon impact. However, it then moves directly to how a contribution will be calculated. It is suggested that the two options to compensate needs to be referred to before the last sentence | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.2 alongside Carbon Offsetting policy review |
| | | | 8.2.2 This paragraph is establishing a tariff. It is assumed that this tariff will set the cost per tonne (or equivalent) for option 1) the payment to the District Council. The question here is will this be enough to pay for District schemes that deliver enough carbon reduction to compensate for the residual carbon from the development t. Recommendation: That 8.2.2 fixes the 'capped' amount of any contribution at the average carbon market price shall be determined from the Carbon Emissions Allowance from the European Union Emissions Trading Scheme (unless replaced by UK adopted equivalent which will then apply | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.2.2 alongside Carbon Offsetting policy review |
| | | | 8.3 This paragraph explains how new development is expected to be zero-carbon and mechanisms of evaluating this. It could be suggested that this continues the philosophies and accounting mechanisms in paragraphs 8.1 and 8.2 and it could be that paragraph 8.3 could be is incorporated into paragraphs 8.1 and 8.2. This may help the reader to navigate through the process of intention (net zero), calculation (SAP or best estimate), compensation (contributions). | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

| | | | | | | |
|--|--|--|--|---------------------------------|--|--|
| | | | <p>8.4 This paragraph lays out how contributions will be collected and what it is to be allocated to. It also described other acceptable mechanisms to offset impacts. Recommendation: That 8.4 could read: Where a financial contribution to the Council is the preferred approach to offset carbon, Offset contributions will be paid into the Council's Carbon Offset Fund and ring-fenced for off-site carbon reduction projects.</p> <p>Where a financial contribution is made to an off-site carbon reduction or carbon sequestration scheme it will be at the Council's discretion and, may support a verified local off-site offsetting scheme, provided that such a proposal is properly researched/quantified meets carbon reduction or</p> <p>carbon sequestration industry best practice standards that are comparatively measured in carbon tonnage as of the SAP or an approved model. In the event that Warwickshire County Council or Warwick District Council operate a local carbon sequestration market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme. Any other scheme will be referred to the Warwickshire County Council's Ecology team for verification All offset sequestration schemes Its delivery must be local and must be guaranteed, guaranteed and meet the</p> <p>Warwickshire ecosystem service market trading protocol or such protocols endorse by government..</p> | <p>Carbon offsetting</p> | <p>Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
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Net-Zero Carbon Development Plan Document

Consultation Draft February 2022

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1. The Local Context

1.1 Warwick District Council's Climate Change Commitments

- 1.1.1 On 27 June 2019 Members of Warwick District Council (WDC) unanimously declared a climate emergency, issuing the following statement:

"In October 2018, the IPCC Intergovernmental Panel on climate change issued a special report on the state of global warming, which warned of the rapid and far reaching consequences of over 1.5 °C of warming on all aspects of society. The Council recognises the importance of this report with the motion now adopted along with the following commitments.

- i) Becoming a net-zero carbon organisation, including contracted out services, by 2025.
- ii) Facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.
- iii) Working with other local councils to lobby central government to help address the above points including by funding and changing regulation.
- iv) Engaging with and listening to all relevant stakeholders including members of the Warwickshire Youth Parliament regarding approaches to tackling the climate emergency.
- v) Ensuring that tackling the Climate Emergency is central to the strategic business plan – both in terms of adaptation and mitigation.
- vi) Producing within six months an action plan to implement these commitments."

- 1.1.2 Following this, the Council adopted a Climate Emergency Action Programme (CEAP) at its meeting in February 2020. The Action Programme included a strong recognition of the important influence of planning in tackling climate change including the following areas for possible action:

- Ensure that the planning system, led by the Local Plan, sets developments and land use standards aimed at reducing carbon emissions and building sustainable communities
- Develop and implement policies that will deliver improved net zero carbon building standards - subject to national policy
- Ensure carbon reduction features and BREEAM standards are included in major development schemes.

- 1.1.3 The CEAP recognises the importance of the planning system in achieving its ambitions: "In the coming decade, Warwick will have to improve the efficiency of all its buildings to reduce the demand for energy. Low carbon and/or renewable heating, energy reduction and an increase in the adoption of energy efficiency technologies in both commercial and domestic buildings will be required." A key part of this is a proposal to "Develop and implement policies that will deliver improved net zero carbon building standards".

- 1.1.4 The Council has also agreed to a Climate Change Action Program (CCAP) which has been shaped by Warwick's Climate Change People's Inquiry which convened during 2020 and 2021, and a detailed emissions report by Anthesis¹ on behalf of Warwick and Stratford Council's. These have helped to shape the climate ambitions of the Council and set targets for delivery.
- 1.1.5 Recognising that the Council had declared a climate emergency, the preparation of a Climate Change Development Plan ahead of a Local Plan review was identified as an area for early priority focus when the Executive (now Cabinet) approved the year 1 priorities in December 2020. This was considered to be an important early element in enabling Warwick District to be as close as possible to net zero by 2030.
- 1.1.6 Development plan documents (DPDs) are the statutory elements of the Local Plan and as such this document provides new and extended policies to those found in the Local Plan with regard to climate change and sustainable buildings. This DPD outlines the issues we are facing in terms of climate change in order to facilitate delivery of the Council's commitments outlined above.

1.2 About Warwick District

- 1.2.1 Warwick District lies between the city of Coventry to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. It enjoys good links by rail to Birmingham and London. There are regionally significant road networks linking to the M40, A45 and A46 corridors within and adjacent to the district.
- 1.2.2 90% of the 137,700 residents (2011 Census) live in the main urban areas of Kenilworth, Royal Leamington Spa, Warwick, and Whitnash with the remaining 10% living in a number of relatively small villages. Updated estimates put the district's population at 143,753 in 2019.
- 1.2.3 Relative to the West Midlands as a whole, the district has a strong local economy, with a skilled population and higher than average levels of productivity and earnings.
- 1.2.4 The district's relative prosperity masks some significant areas of deprivation however.
- 1.2.5 Approximately 80% of the district's rural area lies within the West Midlands Green Belt, with only the area to the south of Warwick, Whitnash and Royal Leamington Spa lying outside it.
- 1.2.6 81% of total employment in the district is provided in the professional services, health and education sectors together with retailing and public administration. There are strong representations of companies dealing in computing, IT and

¹ Anthesis – South Warwickshire Climate Action Support Report June 2021

communications technology and the gaming industry (2011 Employment Land Review).

- 1.2.7 Overall, it has been estimated that the District is responsible for 1,259,600 tonnes CO₂e per year (based on 2017 SCATTER figures). Of this around 40% of carbon emission arises from buildings (split evenly between residential buildings and institutional/commercial/industrial buildings).
- 1.2.8 Excluding embodied carbon, residential buildings make up 21.7%² of carbon emissions across the district. The Council is committed to reducing the districts carbon emissions by 55% by 2030, it is anticipated that new homes built in accordance with this DPD will have the potential to reduce emissions by 35,000tCO₂ per year.
- 1.2.9 'Carbon' is used in this DPD as a shorthand term for all greenhouse gases excluding water vapour (see Glossary for definitions of key terms). This will require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent.

1.3 **Objective of DPD**

- 1.3.1 This DPD aims to focus on minimising carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets. In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.

2 **National Context**

- 2.1 The UK's international commitment via the Paris Agreement requires the UK to reduce its carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C.
- 2.2 The Committee on Climate Change (CCC) advises the government on emissions targets and reports to Parliament on progress made in reducing greenhouse gas emissions. CCC is an executive non-departmental public body, sponsored by the Department for Business, Energy and Industrial Strategy. The CCC reports that 40% of UK emissions come from households³ devising that this can be reduced by continuing to reduce, reuse or recycle waste, switching to smart heating systems and by walking, cycling and investing in a more efficient or an electric car.
- 2.3 The 2020 CCC update report⁴ states that the Committee has assessed a wide set of measures and gathered the latest evidence on the role of climate policies in

² Anthesis South Warwickshire Climate Action Support Report June 2021

³ (<https://www.theccc.org.uk/wp-content/uploads/2016/07/5CB-Infographic-FINAL-.pdf>)

⁴ <https://www.theccc.org.uk/publication/reducing-uk-emissions-2020-progress-report-to-parliament/>

the economic recovery. Its report highlights five clear investment priorities in the months ahead:

- Low-carbon retrofits and buildings that are fit for the future
- Tree planting, peatland restoration, and green infrastructure
- Energy networks must be strengthened
- Infrastructure to make it easy for people to walk, cycle, and work remotely
- Moving towards a circular economy.

- 2.4 The report finds that UK action to curb greenhouse gas emissions is lagging behind what is needed to meet legally-binding emissions targets. There is near-complete elimination of greenhouse gas emissions needed from UK buildings to meet the UK's legally binding targets⁵.
- 2.5 The UK has legislated for net-zero emissions by 2050 and in a statement in April 2021, the Prime Minister announced the UK's ambition to cut greenhouse gas emissions by 78% by 2035. This announcement relates to the UK's sixth carbon budget which sets a restriction on the total amount of carbon to be emitted over a five year period (2033-2037), and subsequent carbon budgets will reduce emissions even further.
- 2.6 Given the significant proportion of emissions nationally that stem from buildings, it is a key part of the Government's strategy to improve building standards. As a result, the Government has published its intentions to introduce new Building Regulations during 2022, updating Part L for new homes and non-domestic buildings as a first step towards a Future Homes Standard. The new Building Regulations will require standards that are expected to reduce emissions from new buildings in comparison with current standards by 31%. Further, proposals to bring into effect a Future Homes Standard from 2025 have been published. The proposed Future Homes Standard seeks to deliver homes that are zero-carbon ready by:
- setting the performance standard of the Future Homes Standard at a level which means that new homes will not be built with fossil fuel heating, such as a natural gas boiler.
 - future-proofing homes with low carbon heating and high levels of energy efficiency.
 - ensuring no further energy efficiency retrofit work will be necessary to enable them to become zero-carbon as the electricity grid continues to decarbonise.
- 2.7 The Government expects the proposals for a Future Homes Standard to "ensure that an average home will produce at least 75% lower CO2 emissions than one built to current energy efficiency requirements. In the short term this represents a considerable improvement in the energy efficiency standards for new homes. Homes built under the Future Homes Standard will be 'zero carbon ready', which means that in the longer term, no further retrofit work for energy efficiency will be necessary to enable them to become zero-carbon homes as the electricity grid continues to decarbonise."

⁵ <https://www.theccc.org.uk/publication/uk-housing-fit-for-the-future/>

- 2.8 The Future Homes Standard includes proposals for fabric first to achieve energy efficient building construction and low carbon heat options, such as an intention “to move away from heating our homes with fossil fuels” recognising that it is “unlikely that there will be a one-size-fits all solution, so multiple technologies will play a role”, whilst recognising that “Currently, electrification is one of the few proven scalable options for decarbonising heat. As set out in the consultation, we expect heat pumps will become the primary heating technology for new homes under the Future Homes Standard and we believe that it is therefore important to build the market for them now”.
- 2.9 Alongside its plans to decarbonise new buildings by 2025 through the Future Homes Standard, the Government has clarified its position with regard to the power of Local Authorities to set standards which go beyond the Building Regulations. Specifically, the proposals state:
- “All levels of Government have a role to play in meeting the net zero target and local councils have been excellent advocates of the importance of taking action to tackle climate change. Local authorities have a unique combination of powers, assets, access to funding, local knowledge, relationships with key stakeholders and democratic accountability. This enables them to drive local progress towards our national climate change commitments in a way that maximises the benefits to the communities they serve. As part of this, the Government wishes to ensure that we have a planning system in place that enables the creation of beautiful places that will stand the test of time, protects and enhances our precious environment, and supports our efforts to combat climate change and bring greenhouse gas emissions to net zero by 2050.
- We recognise that there is a need to provide local authorities with a renewed understanding of the role that Government expects local plans to play in creating a greener built environment; and to provide developers with the confidence that they need to invest in the skills and supply chains needed to deliver new homes from 2021 onwards. To provide some certainty in the immediate term, the Government will not amend the Planning and Energy Act 2008, which means that local planning authorities will retain powers to set local energy efficiency standards for new homes.”
- 2.10 Alongside this, lenders, investors and shareholders are likely to put increasing pressure on developers to decarbonise. This combination of shifting national policy and changes to the way development is financed, provide important context to local planning policies which support decarbonisation of new development.
- 2.11 In declaring a climate emergency, WDC has committed to “facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.” The Council is therefore committed to introducing standards which enable net-zero carbon buildings as soon as possible. Recognising the Government’s position that “local planning authorities will retain powers to set local energy

efficiency standards for new homes”, Warwick District Council is committed to bringing forward policies ahead of the Government’s stated timetable for the Future Homes Standard, whilst ensuring the approach we take broadly aligns with the approach set out in the Government’s outline proposals. This DPD provides the building standards policies to achieve this and (except where policies within the existing Local Plan are replaced by the DPD), these policies replace and supplement those within the adopted Warwick District Local Plan, 2011 – 2029 (See Section 11). The policies will be incorporated and built on in the preparation of the emerging South Warwickshire Local Plan.

3 The Planning Policy Context

3.1 National Planning Policy Framework (NPPF), July 2021

- 3.1.1 The NPPF originally published in 2012 and revised in 2018 and 2019, was updated in July 2021 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.
- 3.1.2 It goes on to say in paragraph 9, that “These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 3.1.3 The NPPF addresses the need for the planning system to address climate change through Chapter 14, notably paragraphs 152, 153, 154 and 157. Local requirements for sustainability of buildings should reflect Government policy for national technical standards in accordance with Paragraph 154.

3.2 Planning Practice Guidance updated in 2019

- 3.2.1 The Planning Practice Guidance states that: “Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.”

3.3 Warwick District Local Plan 2011-2029, adopted September 2017

- 3.3.1 The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was "climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape."
- 3.3.2 Identified issues included:
- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
 - Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas.
- 3.3.3 These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation.
- 3.3.4 There are policies on climate change and water conservation. However, it should be noted that the Examination of the adopted Local Plan took place within the context of a Written Ministerial Statement setting out an expectation that local planning authorities should not set energy efficiency standards for new homes higher than the energy requirements of Level 4 of the Code for Sustainable Homes. This meant that the draft policy relating to sustainable homes was removed from the Plan prior to adoption. Following adoption, restriction on the ability of local authorities to prepare local building standards policies was lifted and thus provides the opportunity to prepare a DPD to do this. This DPD replaces and expands on the Warwick District Local Plan 2011-2029 policies and introduces standards for development which will positively contribute to the new targets set by both local and central government since the Local Plan was adopted.
- 3.3.5 The Warwick District Local Plan 2011 -2029 forms the framework within which developments are expected to conform. The Local Plan already contains policies which deal with aspects of climate change such as adaptation. This DPD should be used alongside the Local Plan and forms part of the development plan for the area. It carries equal weight and where policies set higher standards, these will take precedence and will further meet the Local Plan Objectives.
- 3.3.6 There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will supersede it upon adoption.

3.4 Neighbourhood Development Plans (NDPs)

- 3.4.1 NDPs become part of the local development framework when they are 'made' and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning

applications are submitted. There are currently 9 made Neighbourhood Plans within Warwick District. Policy NZC1 set out below is a Strategic Development Plan Policy with which new and updated Neighbourhood Plans are expected to conform.

- 3.5 Information and reference for further relevant international, national and local policy are set out at Appendix 1.

4 Aims and Objectives

4.1 Aim

- 4.1.1 This DPD aims to minimise carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets set out in section 1.1 and paragraph 2.5 above. From adoption (and earlier where possible) the DPD will aim to ensure all new developments (as set out on para 5.11) should be net zero carbon in operation. For the purposes of this DPD net zero carbon relates to regulated operational energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting).
- 4.1.2 In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.

4.2 Objectives

- 4.2.1 Objective 1: To provide a clear policy framework to enable developers to understand the requirements for planning proposals to ensure new buildings are planned and constructed to be net zero carbon in operation.
- 4.2.2 Objective 2: To ensure practical and viable low carbon building standards that can be applied to new buildings.
- 4.2.3 Objective 3: To support the consideration of low carbon energy sources as part of development proposals.
- 4.2.4 Objective 4: As a last resort, to provide the policy framework for addressing residual carbon from new buildings through a robust carbon offsetting policy.

5 Overarching strategy – Achieving Net Zero Carbon Development

- 5.1 New development that falls within the scope of this Development Plan (as set out in 5.11 below) is expected to comply with the whole Plan.

Policy NZC1: Achieving Net Zero Carbon Development

New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy.

Proposals should demonstrate application of the energy hierarchy through submission of an energy statement which demonstrates:

- i. For new dwellings, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2).
- ii. In non-residential buildings, hotels and residential institutions achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent percentage reduction on Building Regulations 2021).
- iii. Demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by policies policy NZC2(A) & (B) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).
- iv. Any residual operational regulated carbon emissions (over the course of 30 years) will be calculated and offset to zero in accordance with policy NZC2(C). Offsetting will only be considered an acceptable solution to net zero carbon requirements if it can be demonstrated that carbon reductions achieved via on-site measures (and near-site renewables) are demonstrably unfeasible or unviable.

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible have been considered and incorporated through applying the energy hierarchy. In applying the energy hierarchy, proposals are expected to implement fabric energy efficiency and low carbon heating before incorporating renewable electricity generation and then offsetting.

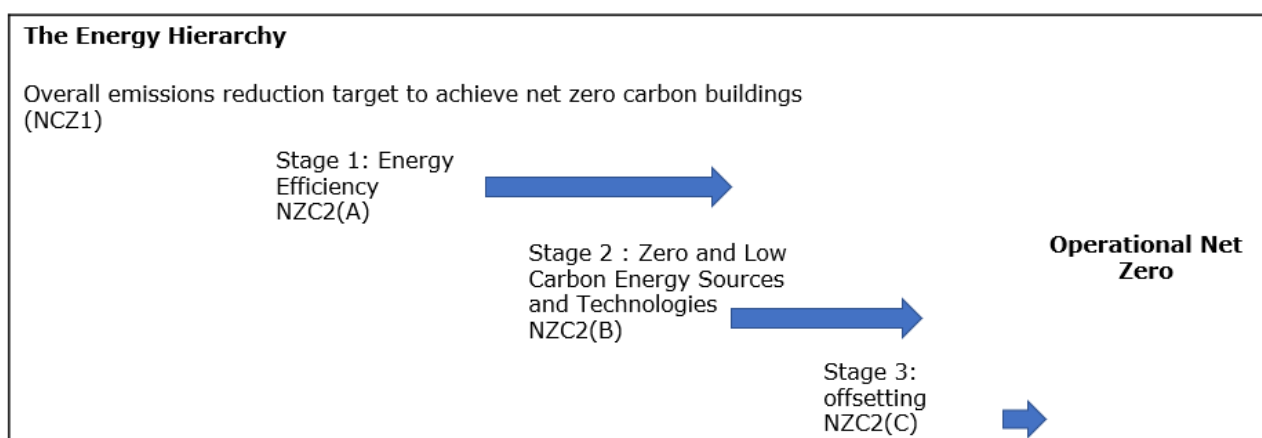
A condition will be applied to planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1.

- 5.2 This strategy has been designed to deliver the objectives set out in section 4 above. The focus is on providing a practical and viable approach to deliver new development which is net zero carbon in operation – in other words the net zero carbon emissions will occur following completion of the development.

- 5.3 Improving energy efficiency and minimising our energy demand is the most cost-effective way to minimise new infrastructure that will be required to achieve a zero-carbon energy system and thus represents the starting point for the whole net zero journey. Improving energy efficiency in new homes will reduce the need for costs and future carbon emissions in retrofitting buildings at a later date and contribute to the total reduction in energy demand.
- 5.4 As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC1 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.
- 5.5 The percentages derived in NZC1 reflect the emissions reductions required for buildings to align with the Future Homes Standard, based on 2021 Building Regulations.⁶
- 5.6 The strategy seeks to achieve this by requiring applicants to address carbon emissions by applying the energy hierarchy (as shown in Figure 1) sequentially in three ways:
- 1: Reduce energy demands.** Developments should be designed to minimise demand for energy in operation, thereby minimising carbon emissions. This involves:
 - a) Considering the potential for technology that enables occupants to live in ways that minimise energy demands.
 - b) Maximising energy efficiency.
 - 2: Zero or low carbon energy sources.** To meet energy demands in operation, developments should incorporate or utilise zero or low carbon energy sources. This involves:
 - a) Considering the potential to utilise large scale renewable or low carbon energy sources such as heat networks or local large-scale renewable energy generation sources, through a direct connection.
 - b) Incorporating passive and renewable energy sources within the development.
 - 3: Carbon Offsetting.** Developments that result in residual operational carbon emissions having incorporated stage 1 and stage 2, will be subject to carbon offsetting requirements to bring the total operational carbon emissions to net zero.

Figure 1: Energy Hierarchy

⁶ Using a compound percentage based on government statements about the carbon reductions that will be achieved in 2021 and 2025 compared to 2013, the targets have been calculated with the following assumptions: Part L 2021 is a 31% reduction on Part L 2013, The Future Homes Standard is a 75% reduction on Part L 2013, which equates to the FHS being a 63.8% reduction on Part L 2021.



- 5.7 Alternatively, applications may demonstrate the requirements of Policy NZC1 are met through the Passivhaus standard with accompanying PHPP calculations submitted within the energy statement (without the use of fossil fuels on site including gas).
- 5.8 A condition will be applied to relevant planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1. For sites of over 10 dwellings where standard house types are used, a sample of at least 20% of all dwellings (and including all house types) shall be tested.
- 5.9 To ensure the performance gap between design and construction is minimised, applicants will be required to perform SAP or SBEM⁷ calculations at the following points of the design:
1. Pre-planning, using design values and submitted within the planning application energy statement
 2. Post-construction and preoccupation, using figures from the building as constructed, incorporating the following:
 - i. Any specification changes to design values made to any SAP/SBEM regulated building element during construction
 - ii. The measured air-permeability, tested in accordance with the procedures set out in TM23, and reported as statutory compliance in Section 7 Part L.
 - iii. Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys
 - iv. Commissioning logbooks provided to demonstrate that ventilation and heating systems are operating as intended.

If the completed building fails to meet the conditioned standard, the developer must take reasonable remediation measures. Any residual operational regulated carbon emissions will be required to be offset in accordance with Policy NZC2(C) whether identified at application stage or pre-occupation, unless this is demonstrated to be unviable.

⁷ Calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L.

- 5.10 Furthermore, a condition will be applied requiring developers to produce a home user guide in accordance with the updated approved document L template.
- 5.11 Policy NZC1 sets out what is required of development proposals to demonstrate the delivery of this strategy. The policies in this plan will apply to the following new developments (except where otherwise specified):
- a) All new residential developments of 1 dwelling or more
 - b) All new non-residential buildings, hotels (C1 use class) or residential institutions (C2 use class) over 1,000sqm.

6 Reducing Energy Demands: Energy Efficient Buildings

Policy NZC2(A): Making buildings energy efficient

New development of one or more new dwellings (C3 or C4 use) are expected to demonstrate a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency (set by SAP10.2).

New developments of 1,000sqm or more of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) are expected to demonstrate that they achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.

All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard (indicative specification, or final, as available at time of application).

- 6.1 The energy efficiency of buildings has a significant part to play in achieving the Council's net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.
- 6.2 The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.
- 6.3 To demonstrate compliance with policy NZC2(A), calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L.

- 6.4 All developments must demonstrate the extent to which compliance with Policy NZC2(A) is achievable through an energy statement. It is acknowledged that it may not be feasible for some types of commercial development (hotels and schools) to achieve the 19% carbon reduction from energy efficiency measures, due to high peak hot water demand and will be considered on a case-by-case basis.
- 6.5 The 10% improvement in dwellings is set to reflect the approximate uplift to building fabric (U-values and airtightness) between Part L 2021 and the indicative Future Homes Standard 2025. There is national government estimated cost data on the achievement of these fabric measures, which has been taken into account in the whole-plan viability assessment.
- 6.6 The 19% improvement for non-residential dwellings reflects that and which evidence has identified is demonstrably feasible and viable in Milton Keynes.
- 6.7 To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations. At the time of drafting this policy, this requires four metrics to be provided:
- i) Primary energy target
 - ii) CO2 emission target
 - iii) Fabric energy efficiency target
 - iv) Minimum standards for fabric and fixed building services.
- The use of these metrics will ensure consistency and clarity in the way data is collated and set out.
- 6.8 The approach focuses on a fabric first methodology to ensure the maximum benefits of passive and low energy design and technology can be achieved. This serves to reduce energy demand and minimise lifecycle cost.
- 6.9 In addition to the requirements of this policy, proposals for dwellings should consider how to make best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and/or mechanical ventilation, thus reducing potential overheating and reliance on air conditioning systems.
- 6.10 On all new dwellings and commercial development over 1,000sqm it will be expected that the development is tested through the most up to date SAP calculations to demonstrate the performance gap between design and construction. These calculations would take place in accordance with the methodology set out in paragraph 5.9 For sites of over 10 dwellings where standard house types are used, a sample of at least 20% of all dwellings (and including all house types) shall be tested.

7 Energy sources

Policy NZC2(B): Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology

New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero operational carbon wherever possible.

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must:

- demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- incorporate 'zero carbon ready' (as opposed to immediately providing 'low/zero carbon') technologies.

*this may include off site existing or planned zero, low carbon or renewable energy generation or heat network provision where there is a direct off-grid connection to the development which has capacity to serve the development.

- 7.1 It is the Council's aspiration that by maximising the energy efficiencies achieved through NZC2(A), the energy demands of developments will be significantly reduced. NZC2(B) requires that the means of meeting residual energy demands is set out in an energy statement. This energy statement should consider all available zero or low carbon energy sources that could be incorporated or utilised so that the energy used in the development achieves the minimum carbon emissions. The Council will expect energy statements to address low carbon or renewable energy generation in the specific local context of each development. Options should explore:
- On site renewable energy and low carbon energy generation for individual buildings including solar energy and heat pumps and any other sources of energy/heat that may be applicable.
 - Direct, off grid connections to local offsite renewable energy sources such as solar farms or wind turbines.
 - Large scale sources of energy/heat such as a direct connection to low carbon heat networks.
- 7.2 Developers are expected to incorporate local renewable energy generation within schemes in line with the energy statement, as a way of reducing the offsetting requirements. Where large scale renewable or low carbon energy options may be appropriate (such as for residential schemes in excess of 150 dwellings), developers are advised to contact the Council to discuss data on appropriate sources of heat, existing schemes or plans that could support the development and other support that the Council or its partners may be able to offer.

- 7.3 The Government has set out its intention to ensure that new homes and buildings will not be built with fossil fuel heating, such as natural gas boilers. Given the Council's commitment to reducing carbon emissions across the District, we are seeking to accelerate the delivery of this national ambition within Warwick District. As a result, the Council is expecting that energy sources avoid fossil fuels in their entirety.
- 7.4 This policy is written with the view that it is likely that heat pumps or near-zero-carbon heat networks will have already been deployed in the design to achieve the required initial 63% carbon reduction against Part L 2021. The policy therefore aims to encourage on-site or near-site renewable electricity generation. Warwick District Council recognises that not all sites will be suitable for large-scale wind and solar for reasons of grid constraints, shadow or heritage, in which case off-site renewables, partial compliance, or offsetting under NZC2(C) can be acceptable.
- 7.5 Zero carbon ready technology is that which is already available (such as heat pumps) and its transition to zero carbon is based on realistic current projections of the time-period in which its carbon will be eliminated. 'Zero carbon ready' heat technologies that rely on speculative future technological advances and use onsite fossil fuels meanwhile, will not be accepted.
- 7.6 'Zero carbon ready' technology does not include gas boilers that are marketed as 'hydrogen-ready' but will use fossil fuel gas for the foreseeable future. These should be avoided because there is no robust national or local timeline for transitioning the gas system onto hydrogen or other green gas at the time of writing, and current hydrogen production technology is vastly inefficient (taking multiple units of electricity to produce each unit of hydrogen). It therefore is prudent to simply use the electricity as it is, rather than converting it to hydrogen.
- 7.7 Currently, the only proven heating technology with a realistic and time-bound projected transition to zero carbon is electricity, whether direct electric or heat pumps. This has a clear trajectory to zero carbon in the form of the national Treasury Green Book projections on electricity grid carbon. Nevertheless, the policy wording is designed to be flexible towards future technological innovation, for example if a low-carbon, non-wasteful way to produce hydrogen is developed, along with a realistic national timeline for converting the gas system away from fossil fuels.
- 7.8 Through the holistic approach to reducing carbon emissions by following the energy hierarchy and policies NZC2(A) and NZC2(B), should developments fail to achieve net zero on occupation, or are found to have emissions in excess of the set targets for emission reductions through performance gap monitoring, offsetting through Policy NZC2(C) will apply.
- 7.9 Where developments give rise to carbon emissions in excess of the targets in NZC1, following the application of policies NZC2(A) and NZC2(B), offsetting through NZC2(C) will apply. The offsetting calculation will be based on

reasonable assumptions (including published national policy ambitions for renewable electricity) about future levels of carbon emissions associated with that energy source.

8 Carbon Offsetting

Policy NZC2(C): Carbon Offsetting

Where a development proposal of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) cannot demonstrate that it is net zero carbon, it will be required to address any residual carbon emissions by:

- a cash in lieu contribution to the District Council's carbon offsetting fund and/or
- at the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within Warwickshire or Coventry, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.

Where full compliance is demonstrably not viable having regard to the type of development involved and its design, proposals must offset any residual carbon emissions to the greatest extent viable.

Contributions to an offsetting scheme shall be secured through Section 106 Agreements and will be required to be paid prior to the occupation of the development.

The amount of carbon to be offset will be calculated according to the SAP or SBEM carbon emissions submitted in the energy statement required under policy NZC(1). This must then be multiplied to reflect emissions over a period of 30 years from completion. Where "zero-carbon ready" technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual [Treasury Green Book BEIS projections](#) of grid carbon intensity or future national equivalent).

The carbon offset contribution amount will be calculated within the energy statement at the submission of the application. It must then be recalculated at completion and pre-occupation. Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application and an adjusted payment made if necessary.

The carbon offset price is the central figure from the [nationally recognised non-traded valuation of carbon](#), updated annually as part of the Treasury Green Book data by BEIS.

Funds raised through this policy will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.

- 8.1 Offsetting should only be used where a developer has maximised on site carbon reductions through applying NZC2(A) and NZC2(B). Offsetting will only be acceptable where it is demonstrated that it is the only option available to enable necessary development to be brought forward. As such the Council considers offsetting to be an option of final resort. It has been estimated that it would take the planting of 160 trees to offset a 4 tonne carbon footprint.
- 8.2 Using the most up to date Standard Assessment Procedure (SAP) or SBEM, planning applications will be required to set out in full the anticipated annual operational carbon emissions from the development for each of the 30 years after completion. The sum of this will be the amount of carbon to be offset over the 30 year building life. The resulting financial contribution will be calculated as follows:

The estimated amount of residual CO₂ emissions from the development over 30 years from the completion of the development, multiplied by the central carbon figure from the Treasury Green Book (data by BEIS) average carbon market price per tonne for the 12-month period preceding the completion of the development.
- 8.3 The carbon offset price of £245/tonne is the central figure for 2021 from the [nationally recognised non-traded valuation of carbon](#), released annually as part of the Treasury Green Book data by BEIS. This is the same approach preceded in other local plan carbon offset schemes.
- 8.4 New development is expected to get as close as possible to zero-carbon on-site through fabric performance and the inclusion of renewable energy. Where residual carbon emissions are identified, the associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy source. As an example, if an electrical heating system based on supply from the national grid is utilised, the calculation of carbon emissions associated with this will be based on any published national government carbon reduction targets (including where possible a reduction trajectory) for the electricity grid. Where there are no published government targets, existing levels of carbon will be assumed unless robust evidence can be provided regarding future decarbonisation of the energy source.
- 8.5 Offset contributions will be paid into the Council's Carbon Offset Fund. Some carbon-saving interventions are more expensive while others will be cheaper, so

the actual cost per tonne of carbon saved will vary between different projects. The Council's S106-based offset fund will support a portfolio of projects that deliver measurable carbon savings at an average cost per tonne equal to that paid per tonne by developers. This approach is precededented in other planning areas such as London.

- 8.6 This average cost of carbon savings delivered by the fund will consider the cost of fund administration, project identification and setup, and insurance against failure/reversal of delivered projects. Projects are yet to be formalised by Warwick District Council, but will deliver carbon-saving interventions that would otherwise not be deliverable with other available funds. Projects could include but are not limited to: renewable energy generation; energy retrofitting in existing buildings; large-scale tree planting. Projects will be delivered within Warwick District wherever possible but could include neighbouring authorities elsewhere in Warwickshire and Coventry and cross-border initiatives where there is a benefit to doing so (e.g. deliverability; economies of scale; social benefits). The same localism principles will be required in any alternative offsetting solution proposed by developers, whereby the Council will seek that the offsetting solution is delivered within Warwick District and/or delivers benefits to the district, and must contribute to securing a net zero carbon future for Warwick District.
- 8.7 In the event that Warwickshire County Council or Warwick District Council operate a local carbon market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme.
- 8.8 The Council will prepare and maintain supplementary planning guidance setting out how contributions to the Carbon Offset Fund will be utilised to enable net-zero carbon, and how the Council's discretion will be exercised with regards to assessing the acceptability of any alternative off-site offsetting solutions that may be proposed by developers. This will include a list of projects to be funded and regularly reviewed in line with the Council's Climate Emergency Action Programme to ensure that there is transparency throughout the process.
- 8.9 Monitoring of the funds and progress made by adopting this policy will be included in the Authority Monitoring Report produced annually and will include details of:
- The amount of carbon offset fund payments collected
 - The amount of carbon offset fund payments spent
 - Types of projects being funded
 - Amount of CO2 offset and price.



9 Embodied Carbon

Policy NZC3: Embodied Carbon

New major development should demonstrate in the energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used.

Proposals for development of 50 or more new dwellings and/or 5,000sqm or more of new non-residential floorspace should be accompanied by a whole-life assessment of the materials used.

- 9.1 Through the implementation of policies within this DPD the operational emissions from buildings will decrease, and therefore embodied carbon emissions will represent a greater proportion of the overall carbon from a development. Embodied carbon emissions can be as much as 50% of total emissions over a building's lifetime.
- 9.2 Warwick District Council recognises the importance of embodied carbon and the complexities of the calculation methods for the whole-life assessment of materials. Consideration was given to scales of development which could support an embodied carbon assessment, and this has been included in viability testing accordingly. Assessment of embodied carbon is therefore applied to a major development threshold as set out in the The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) with more detailed whole life carbon assessments for larger scale developments
- 9.3 The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and

disposal. Use of environmental assessment methods such as BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable as such a statement.

10 Existing Buildings

Policy NZC4: Existing Buildings

All developments should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1 'Planning for Climate Change Adaptation'.

In addition, all development should consider alternatives to conventional fossil fuel boilers. This should be explored through a Low/Zero Carbon assessment of low carbon energy supply options within the submitted application documents.

Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings, locally listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.

- 10.1 This DPD aims to minimise carbon emissions resulting from new development to support the achievement of local and national carbon reduction targets. Existing buildings (residential and commercial) are estimated to contribute around 40% of carbon emissions across the District. Retrofitting the existing building stock therefore presents a significant opportunity to reduce the District's carbon deficit. It will often not be possible to retrofit existing buildings to the same level of fabric efficiency required for new buildings under Policy NZC1 and NZC2(A). Policy NZC4 therefore provides a positive approach to reducing carbon emissions in existing buildings through low carbon energy supply, energy efficiency measures and micro-renewables whilst recognising this needs to be sensitive in historic contexts.
- 10.2 For existing buildings an average heating energy demand of 40kWh/m² should be used as a target for proposals involving alterations, extensions and changes of use. Detailed guidance for existing buildings is provided by LETI's Climate Emergency Retrofit Guide⁸.

⁸ <https://www.leti.london/retrofit>

11 Viability

- 11.1 In preparing this DPD, the Council has undertaken a high-level viability assessment. This demonstrates that the majority of development types, in the majority of locations are viable.
- 11.2 Net zero carbon development that accords with this DPD will be required except where it can clearly be demonstrated that meeting all the requirements of this DPD will render a development proposal unviable.
- 11.3 Where this is the case, in line with Local Plan Policy DM2, applicants should discuss viability concerns with the Local Planning Authority at the earliest possible stage in the development process and any viability assessment will be independently reviewed. Where this demonstrates that the viability of a proposal is threatened, discussions should take place with the Local Planning Authority on a case-by-case basis to consider the implications.

12 Warwick District Local Plan 2011-2029 - Policies superseded or amended by this DPD

- 12.1 The following Local Plan policies will be superseded or amended by this DPD:
- Policy CC3: Building Standards and other Sustainability Requirements is superseded
 - Expands Policy SC0 Sustainable Communities
 - Expands Policy BE1 Layout and Design
 - Expands Policy HS1 Healthy, Safe and Inclusive Communities
 - Expands Policy CC1 Planning for Climate Change Adaptation
 - Expands Policy CC2 Planning for Renewable Energy and Low Carbon Generation
- 12.2 The 2008 Sustainable Buildings SPD is also superseded.

Glossary

Air-Source Heat Pump: A type of heat pump which captures the latent heat in the air outside a building and uses that to help heat a home. Some air-source heat pumps can also be used for cooling in the summer.

Anthropogenic greenhouse emissions: Greenhouse gas emissions resulting from human activities.

Biomass: Living organisms and dead matter such as wood, leaves etc. used as a fuel or energy source. These fuels are considered renewable as long as the vegetation producing them is maintained or replanted, such as firewood, alcohol fermented from sugar, and combustible oils extracted from soy beans. Their use in place of fossil fuels cuts greenhouse gas emissions because the plants that are the fuel sources capture carbon dioxide from the atmosphere.

Carbon deficit: The amount by which carbon emitted exceeds carbon sequestered. If there is no carbon deficit, then 'net zero' has been achieved.

Carbon dioxide (CO₂): Carbon dioxide is a gas which occurs naturally in the atmosphere, and is produced as a by-product of human activity such as burning fossil fuels to generate electricity and power vehicles. It is the main greenhouse gas created by combustion.

Carbon footprint: A measure of the impact that activities, people and businesses have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Carbon neutral: Carbon neutral refers to a process, energy source, material, or product that, when factoring everything that goes into it, neither adds to nor reduces the amount of CO₂ in the atmosphere.

Carbon offsetting: To help become carbon neutral, activities such as tree planting can off-set carbon-producing activities such as the burning of fossil fuels. Trees lock in carbon.

Carbon sequestration: The removal or storage of carbon in a place (a sink) where it will remain. Types of sequestration include 'geological' where CO₂ is captured and buried underground and 'biological' where CO₂ is absorbed during the growth of plants and trees.

Climate change adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects (including from changes in rainfall and rising temperatures) which moderate harm or exploit beneficial opportunities for climate change mitigation.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency Declaration: An action taken by governments and scientists to acknowledge humanity is in a climate emergency. Warwick District Council declared a climate emergency in February 2020.

Combined heat and power (CHP): An efficient technology for generating electricity and heat together. A CHP plant is an installation generating usable heat and power simultaneously (usually electricity) in a single process. The heat generated in the process is utilised via suitable heat recovery equipment for a variety of purposes including industrial processes and community heating.

Decarbonisation: The process of replacing carbon-emitting processes with carbon-neutral processes. For example, the national energy grid is expected to decarbonise over time as coal and gas fired power stations are replaced with renewable energy sources.

Development Plan Documents (DPDs): DPDs are statutory component parts of the local development framework, which can introduce new policy to sit alongside the Local Plan. DPDs are formally consulted on and tested for soundness at an examination in public.

Embodied carbon / embodied energy (Carbon Capital): All the carbon / energy required to grow, harvest, extract, manufacture, refine, process, package, transport, install and dispose of a particular product or building material.

Energy efficiency: Using less energy to provide the same level of energy service. Along with renewable energy, energy efficiency is one of the twin pillars of sustainable energy.

Fabric First: A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

Fossil fuels: Coal, oil and natural gas which produce carbon dioxide when burnt; responsible for global warming and climate change.

Geothermal Energy: Energy found in the form of heat beneath the ground. It is usually only a viable source of power in areas near tectonic plate boundaries.

Greenhouse gases: Gases in the atmosphere that absorb the earth's thermal infrared radiation. Scientists believe that greenhouse gases resulting from human activity are causing the earth's climate to change, and this is now a generally accepted view.

Ground source heat pump: A type of heat pump which captures the latent heat from the ground and uses that to help heat a home.

Heat exchanger: A system used to transfer heat between two or more fluids. Heat exchangers are used in both cooling and heating processes.

Heat pump: A device that moves heat from a low temperature heat source to a higher temperature heat sink. Examples include ground source heat pumps, air to air heat pumps, refrigerators and air conditioners.

Mitigation: Intervention to attempt to reduce the negative impact of human activity, or to balance the negative impact with positive actions elsewhere.

Net zero carbon: Net zero refers to achieving a balance between the amount of greenhouse gas emissions produced and the amount removed from the atmosphere.

Nitrogen oxides: Nitrogen Oxide and Nitrogen Dioxide are collectively known as Nitrogen Oxides. Nitrogen Oxides are primarily produced as a result of the combustion

process, typically from motor vehicles and power stations. They are one of the precursors for photochemical ozone formation as well as being injurious to human health.

Passive design: A design strategy that optimises a building's form, fabric and orientation to make the most of natural sources of heating, cooling and ventilation, to reduce the energy usage in operation.

Passivhaus standard: A construction standard for all buildings which emphasises high levels of insulation and airtightness, minimal thermal bridging, use of solar and internal heat gains and tightly controlled ventilation. Calculation of Passivhaus standards is done through Passivhaus Planning Package (PHPP)

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Power Purchase Agreements: a contractual agreement between energy buyers and sellers. They come together and agree to buy and sell an amount of energy which is or will be generated by a renewable asset. PPAs are usually signed for a long-term period between 10-20 years.

R-value: The R-value is a measure of resistance to heat flow through a given thickness of material. So the higher the R-value, the more thermal resistance the material has and therefore the better its insulating properties. The R-value is calculated by using the formula $R = l / \lambda$ Where: l is the thickness of the material in metres and λ is the thermal conductivity in W/mK. The R-value is measured in metres squared Kelvin per Watt (m²K/W). For example the thermal resistance of 220mm of solid brick wall (with thermal conductivity $\lambda=1.2$ W/mK) is 0.18 m²K/W.

Regulated Carbon Emissions: these emissions are those from fixed building services and fittings, for example: space heating, cooling, hot water, ventilation and lighting and are based on average assumptions of use. For the avoidance of doubt they do not include 'plug in' appliances.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Renewable resources: Resources that are capable of regeneration at a rate greater than their rate of depletion.

Residual Carbon: The remaining emissions after these have been reduced as far as possible through attention to energy efficiency and use of renewable energy.

Retrofitting: Applying new components to existing buildings, for example to improve energy efficiency or the use of renewable energy.

Standard Assessment Procedure SAP: is the Government recognised methodology for calculating CO₂ emissions in residential buildings. Versions of SAP calculations are updated by the Government and the most up to date calculation should be used.

Simplified Building Energy Model SBEM: is the Government recognised methodology for calculating CO2 emissions in non-residential buildings. Versions of SAP calculations are updated by the Government and the most up to date calculation should be used.

Sink: Any process, activity or mechanism which removes a greenhouse gas. Forests and other vegetation are considered sinks because they remove carbon dioxide through photosynthesis.

Smart meters: Smart meters give real-time information on energy use. Through an in-home display, usage and cost can be tracked giving the consumer a picture of how they are using energy and the total cost.

Solar energy: The use of energy from the sun, captured either by a solar photovoltaic panel, or a solar thermal system that concentrates solar energy to heat water (or other medium) that then generates steam which is converted into electrical power.

Supplementary Planning Documents (SPDs): Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable development: Resolution 42/187 of the United Nations General Assembly defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, electric, low and ultra-low emission vehicles, car sharing and public transport.

Viability: This can have two meanings:

- an objective financial viability test of 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. Essentially it is the ability to attract investment and business.
- To be capable of existing / surviving successfully. The term is often used in the context of whether town centres are able to exist as viable retail areas.

Water Vapour: Water in a vaporous form especially when below boiling temperature and diffused (as in the atmosphere).

Zero carbon building: A building with no net carbon emissions resulting from its operation over the space of a year.

Zero carbon ready: Buildings built to a standard such that no further energy efficiency retrofit work will be necessary to enable them to become zero carbon as the electricity grid continues to decarbonise.

APPENDIX 1: Policy Context

International

The Paris Agreement:

The Paris Agreement (<https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement>) under the United Nations Framework Convention on Climate Change, also called Paris Climate Agreement or COP21, international treaty, was adopted in December 2015, and aimed to reduce the emission of gases that contribute to global warming.

The Paris Agreement continued the process started at the 1992 Earth Summit (<https://sustainabledevelopment.un.org/milestones/unced>) where countries joined the international treaty, the 'United Nations Framework Convention on Climate Change' (<https://unfccc.int/process-and-meetings/the-convention/what-is-the-united-nations-framework-convention-on-climate-change>). The objective of this treaty was to 'stabilise greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic (human) interference with the climate system'.

Energy Performance of Buildings Directive:

Both the Energy Performance of Buildings Directive 2010/31/EU (EPBD) (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:153:0013:0035:en:PDF>) and the Energy Efficiency Directive 2012/27/EU (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2012:315:0001:0056:en:PDF>), were amended, as part of the Clean energy for all Europeans package, in 2018 and 2019 (https://ec.europa.eu/energy/topics/energy-strategy/clean-energy-all-europeans_en). The European Union (EU) Directive on the energy performance of buildings was intended to improve the energy efficiency of buildings, reduce carbon emissions and the impact of climate change.

National

In December 2006, the then Labour government committed that from 2016 all new homes would be 'zero carbon'. This introduced the Code for Sustainable Homes (<https://www.breeam.com/discover/technical-standards/homes/>)

The 'Building a Greener Future: Policy Statement' (<https://www.thenbs.com/PublicationIndex/documents/details?Pub=DCLG&DocID=283171>) in 2007 proposed tightening of the building regulations to achieve the 2016 goal, first by 25% in 2010 and then by 44% in 2013. The Labour budget in 2008 announced a further intention that all new non-domestic buildings should also be zero carbon from 2019.

The current Regulations are the Energy Performance of Buildings (England and Wales) Regulations 2012 (<https://www.legislation.gov.uk/ukxi/2012/3118/contents/mad>) which were last amended in 2018.

The future of all such directives for the UK and therefore the regulations, is currently unknown as a result of the United Kingdom's withdrawal from the European Union (Brexit).

Climate Change Act 2008:

(<https://www.legislation.gov.uk/ukpga/2008/27/contents>)

The act originally set up a national target for the reduction of greenhouse gas emissions for the year 2050. The target of reducing carbon emissions by 80% compared to 1990 levels by 2050, with a reduction of at least 34% by 2020 was supported by a strategy to achieve it set out in The Carbon Plan published in December 2011. The Act also set up the independent statutory Committee on Climate Change, an advisory body to government.

The Decarbonisation and Economic Strategy Bill:

(<https://services.parliament.uk/bills/2019-21/decarbonisationandeconomicstrategy.html>)

Published in September 2019 was expected to provide a framework to decarbonise the UK economy. This bill failed to complete its passage through Parliament before the end of the session which means the Bill will make no further progress.

The Infrastructure Bill, 2014:

(<https://services.parliament.uk/bills/2014-15/infrastructure.html>)

The Infrastructure Bill, published by the Department for Transport, proposed re-setting the zero-carbon home standard at Level 5 of the Code for Sustainable Homes, but allowing developers to build to Level 4 by using allowable solutions to achieve Level 5, but controversially making small sites of fewer than 10 dwellings exempt from the allowable solutions option. This bill received royal assent and became law in 2015 as the Infrastructure Act 2015.

Fixing the Foundations, creating a more prosperous nation, 2015:

(<https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation>)

The report stated, "The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established."

The industry viewed this as a massively retrograde step, putting at risk the government's commitment to controlling climate change and ending the zero carbon homes project.

Housing and Planning Bill, 2015:

(<https://commonslibrary.parliament.uk/research-briefings/cbp-7331/>)

The Bill scrapped the zero carbon homes initiative and in spite of attempts by the House of Lords to reintroduce it in 2016, the requirement was dropped. The Chancellor's budget speech in March 2019 however, stated that from 2025, new

homes may not be connected to the gas grid for the purposes of heating. This bill received royal assent and became law in 2016 as the Housing and Planning Act 2015.

The National Adaptation Programme and the third strategy for climate adaptation reporting, published 19 July 2018:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727252/national-adaptation-programme-2018.pdf)

Looking at the role of local authorities in the resilience agenda, the report states "Local government has obligations that contribute to resilience. These include flood risk management, under the Flood and Water Management Act 2010, and commitments to prepare and plan for emergencies under the Civil Contingencies Act 2004. Local Planning Authorities (LPAs) are also required under the Planning Act 2008 to adopt proactive strategies to mitigate and adapt to climate change." The stated vision being, "Local Government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate".

National Planning Policy Framework (NPPF), July 2021:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) The NPPF originally published in 2012 and revised in July 2018, February 2019 and updated in July 2021 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.

It goes on to say in paragraph 9, that "These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area."

The NPPF addresses the need for the planning system to address climate change through Chapter 14, notably paragraphs 152, 153, 154 and 157. Local requirements for sustainability of buildings should reflect Government policy for national technical standards in accordance with Paragraph 154.

This DPD aims to address that local element and deliver at a local level while contributing to national targets.

Planning Practice Guidance, <https://www.gov.uk/guidance/climate-change> published in 2014 and updated in 2019 states that:

"Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with

the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.”

Latest Supporting Information

In June 2019, the Prime Minister, committed the government to reducing UK greenhouse gas emissions to net zero by 2050, in a review of the Climate Change Act of 2008 (<https://www.legislation.gov.uk/ukdsi/2019/9780111187654>), to tackle climate change. This introduces tougher measures to the UK's current target to reduce emissions by 80% by 2050.

This proposal is designed to help meet an international target of not exceeding a 0.5°C temperature rise by 2100; the rise considered to be the dangerous climate threshold.

The Building Regulations (as updated at 2016):

(<https://www.gov.uk/government/publications/building-regulations-c-amendment-regulations-2016>)

Part L: Conservation of fuel and power, The Building Regulations, sets out how the regulations will control aspects of new buildings in relation to carbon indexing.

Part L also sets requirements for Carbon Index ratings.

The Future Homes Standard:

(<https://www.gov.uk/government/consultations/the-future-buildings-standard>)

Consultation on changes to Part L (energy) and Part F (ventilation) of the Building Regulations for new dwellings, October 2019.

The government has consulted on proposed changes to the relevant parts of the Building Regulations relating to energy and ventilation in new homes. There are two options under consideration; one which will increase the current standards regarding carbon emissions by 20% above current levels and the other by 31% (the government's preferred option). Potentially the adopted level will be reviewed again in 2025 with a possible increase to hasten zero carbon emission targets to be met by 2050. Additionally, the envisaged changes would remove the powers of local planning authorities to require exceedance of those levels in future.

Update:

The Future Homes Standard is currently being consulted upon and Building Regulations are set to change in line with the government's recommendations. The consultation ends in April 2021. There is however, as this point in time, no mention of denying local planning authorities from exceeding these standards.

Environment Bill 2019-20:

(<https://services.parliament.uk/bills/2019-21/environment.html>)

The Bill is currently making its way through parliament and has gone through its second reading. It is to “provide measures to address environmental governance gaps following withdrawal from the EU and beyond”. It “puts into legislation a series of environmental principles and establishes an Office for Environmental Protection, which will have scrutiny, advice and enforcement functions. It also makes provision for the setting of long-term, legally binding environmental targets in four “priority areas” of air quality, water, biodiversity and resource efficiency and waste reduction, along with the production of statutory Environmental Improvement Plans”. The Bill reached the report stage in January 2021.

The National Design Guide; Planning practice guidance for beautiful, enduring and successful places, 2021:

(<https://www.gov.uk/government/publications/national-design-guide>)

Published by the Ministry of Housing, Communities and Local Government, The National Planning Policy Framework makes clear that “creating high quality buildings and places is fundamental to what the planning and development process should achieve”. The National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes “illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools”.

Local

Warwick District Local Plan 2011-2029 (adopted Sept 2017):

(https://www.warwickdc.gov.uk/info/20410/new_local_plan)

The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was “climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape.”

Identified issues included:

- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
- Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas

These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation. There are policies on climate change and water conservation. This DPD will expand on Local Plan policies and introduce standards in development which will positively contribute to the new targets set by central government since the Local Plan was adopted.

There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will replace it in due course.

Neighbourhood Development Plans (NDP):

(https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans)

NDPs become part of the local development framework when they are made and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning applications are submitted.

Relevant Local Plan Objectives:

The objectives of the Local Plan have sustainability at their heart. The objectives provide the framework to deliver sustainable development by balancing social, economic and environmental imperatives and where possible enhancing all three.

- a) Providing sustainable levels of growth in the District.
- b) Providing well-designed new developments that are in the right location and address climate change
- c) Enabling the District's infrastructure to improve and support growth

Related Supplementary Planning Documents and Guidance

The following supplementary planning documents and guidance are related to this DPD:
SPDS

Climate Emergency Action Programme – Main Report

<https://estates8.warwickdc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=y0rbw8uPBpN3%2b9y6%2b%2bUMr0KIJ%2f9nVgPY%2bETFW5sMWFPBkiDjjnjwcQ%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWcTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSfFXsDGW9IXnlg%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d>

Air Quality SPD:

https://www.warwickdc.gov.uk/downloads/file/5043/air_quality_spd

Public Open Space SPD:

https://www.warwickdc.gov.uk/downloads/file/5516/public_open_space_spd

Residential Design Guide:

https://www.warwickdc.gov.uk/downloads/file/4782/residential_design_guide

Biodiversity Offsetting:

<https://www.warwickshire.gov.uk/biodiversityoffsetting>

<https://api.warwickshire.gov.uk/documents/WCCC-863-793>

Climate Emergency Action programme

4.30 Details of the Council's CEAP are available here:

<https://estates8.warwickdc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=TRTryImKBe0Zi4qqK8Vv5wzMYJALLUdGTfudONZ6i8Vk9dy%2baM885g%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlq%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d>

Warwick DC Zero Carbon DPD

Energy and Sustainability policy review

Rev: 04 - updated 21st January 2022

Introduction

This document's purpose is to support and justify iteration of policy in the emerging Development Plan Document (DPD) that seeks to deliver net zero carbon buildings in Warwick.

It is drafted by Bioregional on behalf of Warwick District Council. Bioregional was originally appointed to help respond to consultation feedback on the initial draft net zero carbon DPD and to consult on subsequent revisions to the wording of policies within that DPD.

In the process of responding to consultation feedback, and drawing insight from previous experience in effective plan policy for carbon reductions, it became apparent that the DPD would benefit from the following elements in order to be more effective in making development compatible with a net zero carbon future:

- **Stronger and clearer requirements for the application of the energy hierarchy**, including mandatory minimum improvements to energy efficiency, low carbon heat and possibly renewable energy on site before the developer can resort to offsetting the remainder of carbon emissions
- **Clearer and more effective requirements for steps to reduce the energy performance gap** (the difference between a building's predicted energy use, and its actual energy use when completed) and to verify the completed building's energy performance
- **Detail on calculation, price and use of carbon offsetting** if buildings cannot be net zero carbon on site
- **New policy to address embodied carbon considerations**
- **New policy** on the benefits of, and requirements for, energy and carbon improvements in planning applications that involve **existing buildings**
- **Evidence to justify the effectiveness and feasibility** of the above requirements.

All of the above policy areas have precedents in existing adopted local plans in other local authority areas. These precedents demonstrate that it is acceptable to planning inspectors to impose such requirements in the pursuit of fulfilling the local planning authority's duty to secure carbon reductions (subject to viability specific to the local area). The successful implementation of the precedent policies in other local areas (often for many years) also evidences that it is feasible for the development industry to fulfil those requirements.

This document therefore collates information on the following:

- How similar plan policy requirements are typically structured and implemented in a variety of existing local plans, and why these are effective
- How the requirements were set and justified in other local plans – thus forming a proxy evidence base for their applicability in Warwick unless specific local factors can be identified to show that they would not be applicable in Warwick.

Why do we need local plan policies for net zero carbon buildings?

At national level, in 2019 the UK Government declared a climate emergency and updated the legally binding carbon reduction goal for 2050 enshrined in the Climate Change Act 2008. The new goal for 2050 is for the UK to achieve net zero carbon status, rather than the original goal of an 80% reduction on the carbon emissions of 1990. The Act also comes with interim 5-yearly carbon budgets that are periodically devised by the independent Committee on Climate Change and then passed into law by Parliament.

The UK is also a signatory to the international Paris Agreement 2015, brokered via the United Nations. This commits all signatories to ensure global average temperatures do not rise by more than 2°Celsius on pre-industrial levels, and to pursue a limit of 1.5°C. This would require very fast and drastic cuts to global carbon emissions, as there is a [limited 'carbon budget'](#)¹ to be emitted before the 1.5C and 2C limits will be reached – and a rise of 1 °C has already happened. The Paris Agreement also commits that the extent of each country's carbon reductions is related to wealth and technological ability. As a rich and technologically advanced country, the UK is responsible for faster and deeper cuts. Given the [speed and scale of carbon cuts](#)² needed in existing buildings, transport and other energy use, we cannot afford for new buildings to add to the burden. Neither current nor incoming building regulations (2013 and 2021 respectively) will deliver sufficient carbon reductions to achieve this. Even the Future Homes Standard and Future Buildings Standard (building regulations from 2025) will not guarantee that buildings are net zero carbon from first operation, and although it will implement some improvements to energy efficiency, these are not to the maximum extent that the construction industry is already capable of achieving.

Recognising such pressing issues, Warwick District Council declared a climate emergency in 2019, and in 2021 it adopted some [shared ambitions](#)³ with Stratford-on-Avon DC. These ambitions include:

1. By 2025, the councils themselves to be net zero carbon (and contracted services by 2030)
2. By 2030, the whole of South Warwickshire to have carbon emissions 55% lower than in 2017, and have a plan to achieve net zero carbon by 2050
3. By 2050, enable South Warwickshire's environment and communities to be ready to adapt to a future climate in which the global temperature rises by 3°C by the end of the century.

Subsequently, Warwick DC has agreed a Climate Change Action Programme (CCAP) to build momentum towards those ambitions. The plan for Ambition 2 is here: [Document.ashx \(warwickdc.gov.uk\)](#)⁴. Two key pieces of local analysis have shaped the Ambitions and CCAP:

- 1) [Warwick Climate Change People's Inquiry](#) (Citizens Jury) which met during 2020 and 2021. The Inquiry's recommendations and Council response is [available here](#)⁵. Recommendation 2 (the second highest ranked proposal out of a total of 36 proposals) was for all new buildings to be carbon neutral in construction and use, while recommendation 7 was to refuse all planning applications that fail to achieve net zero carbon (albeit the Council takes the view that it cannot support the latter at present). Also relevant is recommendation 4, council finance for recapture of carbon using planting.
- 2) [A report](#)⁶ by specialist carbon pathways consultant [Anthesis](#), which looks at Warwick District's carbon emissions drawing on data from the nationally recognised [SCATTER Tool](#). (SCATTER aligns with the required carbon reductions to fulfil the Paris Agreement and follows the globally best-recognised carbon reporting methodology). This generated the target of 55% reduction by 2030.

¹IPCC Special Report on impacts of global warming [Global Warming of 1.5 °C — \(ipcc.ch\)](#)

²Setting Climate Commitments for Warwick: [Local and Regional Implications of the UN Paris Agreement on Climate Change](#)

³ [Warwick and Stratford-on-Avon DC Shared ambition on climate change](#)

⁴ [Ambition 2: Low Carbon South Warwickshire 2030](#)

Findings from specialist analysis of Warwick's carbon emissions (Anthesis, 2021)

Domestic Buildings

- Excluding embodied carbon, residential buildings are responsible for 21.7% of carbon emissions across Warwick District (approx. 273,000 tonnes of carbon dioxide equivalent tCO₂e per year)
- Part of achieving the necessary 55% overall reduction in district emissions is that emissions from domestic buildings must fall by an assumed 58%
- Achieving this ambition assumes new homes will be built to higher standards of carbon reduction than national building regulations (Anthesis assumed Passivhaus standard as the ideal)
- To achieve the above carbon reductions from domestic buildings, Anthesis recommends a range of actions including improving performance of new buildings. These interventions do not constitute an action plan, but do provide some broad possibilities that are within the Council's control.
- Retrofit is also a crucial part of achieving the targeted emissions reductions: 47% of buildings (including existing stock) would need to be electrically heated by 2030, i.e. no longer using gas heating (ideally heat pumps) – and Warwick should aim to be achieving deep energy retrofits of 18,800 existing homes per year by 2030 (a range of measures achieving an 83% reduction in energy demand) and 'medium energy retrofits' (a 66% energy demand reduction) of 2,300 homes/year
- The Council has adopted a Climate Change Action Programme to progress towards reduction in emissions from domestic buildings. Adopting the net zero carbon DPD is an important element in this.

Based on the above, Warwick District Council notes that:

- Around 10,000 new dwellings are expected to be built in the district before 2030
- A new-build home in Warwick causes an estimated 1.6 tonnes of CO₂ per year⁷ from regulated energy (permanent uses e.g. heat, light, ventilation), [plus](#)⁸ at least a further ~63% due to unexpected errors in building performance, and unregulated energy (total 2.608 tCO₂).
- The new homes could therefore add 26,080 tCO₂ to the district's annual emissions unless carbon reduction measures are required through planning. By applying onsite carbon reduction requirements and local carbon offsetting, the DPD therefore has the potential to reduce carbon emissions in the district by up to 26,080tCO₂ per year.

Non-domestic Buildings

- Non-domestic buildings cause 20.1% of emissions in Warwick District (252,000 tCO₂e /year)
- The Council is committed to reducing the district's carbon emissions by 55% by 2030
- Part of achieving this will require emissions from non-domestic buildings to fall by 38%
- This would need new nondomestic buildings to be built to better carbon standards than national building regulation, and retrofit of existing ones (e.g. 39% shifted to all-electric heating by 2030)
- Given the more varied energy needs of non-domestic buildings and the less certain amount of new non-domestic construction, it is difficult to estimate the amount of carbon the DPD could save
- Anthesis recommends various actions including improving performance of new nondomestic buildings. These are not an action plan, but provide some possibilities within the Council's control.

Anthesis' identifies that an overall reduction of 55% in Warwick's carbon emissions can and should be achieved by 2030. The Council has committed to this and adopted a Climate Change Action Programme to progress towards the reduction in carbon emissions from buildings. Adopting the DPD is a key part of this.

The following sections of this report lay out the recommended ways in which the Net Zero Carbon DPD policies could be made more effective and justifiable in order to help achieve the above aims.

⁵ [Warwick District People's Inquiry into Climate Change - WDC response and recommendations](#)

⁶ [Warwick & Stratford-on-Avon District Councils – South Warwickshire Climate Action Support](#)

⁷ Average all homes, all quarters since 2013 (when current building regulations on carbon were introduced). [MHCLG Live EPC Tables, NB7](#)

⁸ Study of the energy performance gap in UK low energy housing. [ECEE.org](#)

1. Minimum improvements per stage of the energy hierarchy

The energy hierarchy is the principle that certain first steps should be taken to reduce energy use and carbon emissions, before other steps are taken, in order to get the best overall long-term outcome.

The energy hierarchy is usually expressed as follows:

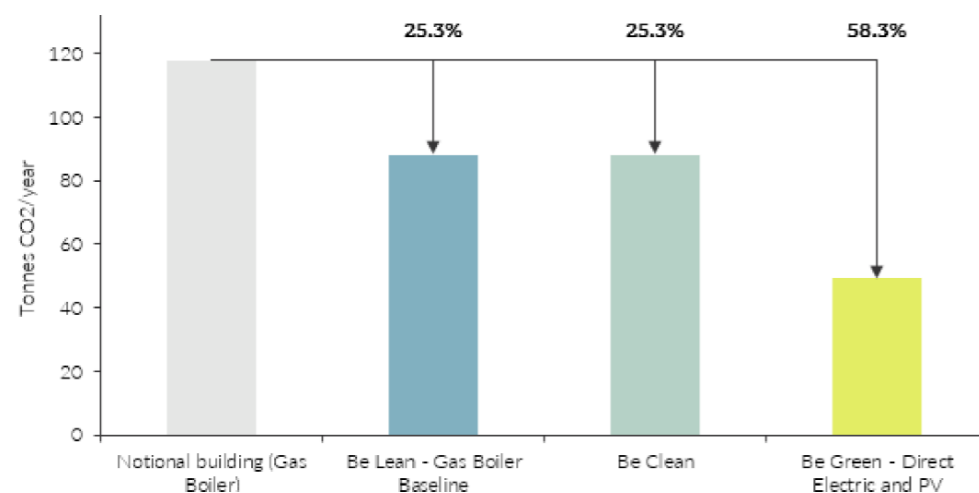
1. Reduce energy demand (also known as ‘be lean’)
2. Supply energy efficiently (also known as ‘be clean’)
3. Supply renewable energy (also known as ‘be green’).

The logic is that if energy demand is minimised first, this reduces not only the burden that the new building places on our limited fuel and energy resources, but also the amount of new equipment needed to generate and distribute energy to meet that demand. This reduces the amount of energy, materials, carbon and cost involved in producing and installing that equipment (and saves ongoing energy bill costs for occupants).

A policy requiring specific minimum improvements in each stage of the energy hierarchy makes the developer demonstrate that they have really applied the energy hierarchy before resorting to offsets to reach zero carbon. Local plans usually express this as a requirement for the developer to show that they have made a minimum percentage improvement in the building’s carbon emissions rate through measures taken at each stage. For example⁹, a 10% reduction to be achieved by reducing energy demand; a 5% reduction by supplying energy efficiently, and a 20% reduction achieved by adding renewable energy. These figures sit within a wider requirement for an overall percentage reduction in carbon emissions from all measures.

In precedent local plan policies, these reductions are made against a baseline carbon emissions rate set by the current building regulations (Part L 2013 target emissions rate, ‘TER’). The percentages could be set according to demonstrable industry best practice, or future new standards announced by government, or they could echo other existing local plans which can be presumed feasible having been inspected and adopted.

Policy compliance is demonstrated in an energy statement submitted with the planning application. An example below is from the real energy statement for a recent application in Cambridge for a block of flats that firstly achieves a 25.3% emissions reduction by upgrading building fabric to a level close to the Future Homes Standard. It then reaches a total 58.3% reduction by changing gas boilers to direct electric heating and adding solar panels. No savings are achieved at ‘be clean’ stage as no local heat network was present.



⁹ These percentage figures are illustrative only, but are within a reasonable range of achievable reductions

The required reduction percentages against the building regulations baseline would need to be adjusted to reflect imminent changes to Part L of the building regulations (which [will happen](#) in mid-2022 and 2025).

Alternatively, requirements under Step 3 can instead be expressed as ‘include enough renewable energy generation on site to meet a certain % of the building’s own energy demand’ (rather than a *reduction in emissions*). This is known as a ‘Merton Rule’. This can apply to regulated energy only (i.e. permanent energy uses such as heat, light, ventilation, hot water, fans, pumps) but sometimes covers unregulated energy too (plugin appliances). This is enabled by [powers granted to local authorities by the Planning & Energy Act 2008](#).

Some local authorities break down the steps further. These breakdowns have variously included:

1. Reduce energy demand by:
 - 1.1. Optimising the building’s form (for compactness – reducing the surface area through which heat can be lost) and orientation and glazing (to get free light and warmth from the sun)
 - 1.2. Upgrade the fabric of the building (so it is better insulated in walls, roofs, floors, windows)
 - 1.3. Improving air tightness (to avoid heat leaks) and using energy-efficient ventilation (which can either be passive by opening windows, or mechanical with heat recovery)
 - 1.4. Use efficient building services (ventilation, space and water heating, lighting, cooling)
 - 1.5. Managing demand to reduce peaks, such as with energy storage or smart controls.
2. Supply energy efficiently – usually this covers one or more of the following:
 - 2.1. Exploiting locally available waste heat sources
 - 2.2. Connecting to an existing heat distribution network that is able to achieve economies of scale from the heat supply that it uses (if there is such a network present).
3. Meet the energy requirements with renewable energy:
 - 3.1. Add renewables on site to meet as much as possible of the building’s energy demand, which can also include energy storage (batteries or thermal stores) to bridge the time gap between renewable energy is generated and when it is needed for use
 - 3.2. Use renewable energy supply from off-site to meet any remaining energy demand.

We have not found any local plan precedents that break down the required percentage carbon reductions across these finer-scale measures – presumably because not all measures are applicable to every site, and because this could introduce unnecessary complexity and inflexibility. The fine-grained steps are intended more as guidance for the developer, who can show compliance through narrative in their energy statement.

The pages overleaf explore how specific percentages have been set and justified in other local plans. However: even without in-depth local analysis, it is justified and feasible to require a certain amount of on-site carbon reductions before letting developers meet the net zero carbon requirement by offsetting. The key evidence is that the government’s Future Homes Standard consultation response notes a **31% reduction** in carbon emissions (compared to the current Part L baseline) is **already feasible and viable on a national scale** (via a mix of energy efficiency and renewable energy onsite). Government confirmed on 19/01/2021 that this 31% improvement will be enforced in building regulations in 2022, perhaps before the Warwick DPD.

Crucially: We should not be designing and building homes that will need retrofitting later to be fit for the UK’s legally binding net zero carbon future. Analysis by expert quantity surveyors Currie & Brown (on behalf of the Committee on Climate Change) [found that](#) retrofitting a house with the necessary insulation and low carbon heating (to be fit for a net zero carbon future) is **five times more expensive** than simply building to those standards in the first place. There is no reason why such an inflated cost should be borne by homeowners when it is much easier, feasible and viable to include such measures in construction today.

Recommended draft policy wording for overarching net zero carbon policy and energy hierarchy (NZC1)

Policy NZC1: Achieving Net Zero Carbon Development

- "New development should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy. To demonstrate application of the energy hierarchy, developments must submit an Energy Statement as follows:
 - In homes, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2)
 - In nondomestic buildings, achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent percentage reduction on Building Regulations 2021)
 - In all new buildings, demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by other policies within this DPD (policy NZC2(A) & (B)) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).
- ... unless demonstrably unviable (shown through open-book accounting) or demonstrably unfeasible due to site-specific issues. Where full compliance is not feasible/viable, proposals must pursue carbon reductions to the greatest extent feasible and viable, and must still submit an energy statement demonstrating this. Where there are such constraints, proposals are expected to implement fabric energy efficiency and low carbon heating (not gas) before moving on to renewable electricity generation or offsetting.
- This carbon reduction should be calculated using the most up-to-date version of SAP or SBEM as applicable to building type. The developer must also show that the three steps the energy hierarchy have been considered holistically ...”
[continue with existing draft DPD wording thereafter]
- The achievement of required carbon reductions will be set as a condition, which will be discharged on provision of as-built SAP calculations identical to those submitted to Building Control for legal compliance.
- “The requirement for a demonstrable onsite 63% reduction on building regulations Part L 2021 will be waived if the development can be demonstrated to meet the Passivhaus standard with accompanying PHPP calculations submitted within the energy statement, and does not use fossil fuels on site including gas. A condition will be applied that the finished building must be shown to meet this standard. If the completed building fails to meet the conditioned standard, the developer must take reasonable remediation measures to still meet the 63% reduction on Part L 2021 based on BRUKL data for the completed building.”
- “New development will be expected to offset all remaining carbon emissions (over the course of 30 years) to zero in accordance with policy NZC2(D). Offsetting will only be considered an acceptable solution to net zero carbon requirements after the initial above reductions are achieved via on-site measures (and near-site renewables) unless the onsite reduction is demonstrably unfeasible or unviable.”
- Supporting text should explain how the percentage was set (e.g. to reflect the national Future Homes Standard).

| TOTAL minimum carbon reduction on Part L 2013 through onsite measures | Justification |
|--|---|
| Recommended option: 75% (in homes) (Equivalent: 63% reduction on Part L 2021 with SAP10.2) | Approximate percentage carbon reduction estimated (BEIS) to be delivered by the incoming Future Homes Standard uplift to building regulations, which will be in force nationally from 2025. Demonstrably feasible in Warwick through local case study Gallows Hill council housing scheme (77-80% reduction on Part L 2013). By the time this policy is in place, Part L 2021 (with SAP10.2) will be in force for building control purposes. To avoid requiring developers to make two calculations (one for Part L 2013/SAP2012, and one for Part L 2021/SAP10.2), and to ensure the policy remains enforceable, it makes sense to set Part L 2021 as the baseline. Using a compound percentage based on government statements about the carbon reductions that will be achieved in 2021 and 2025 compared to 2013: <ul style="list-style-type: none">If Part L 2021 is a 31% reduction on Part L 2013,and the Future Homes Standard is a 75% reduction on Part L 2013,then the FHS is a 63.8% reduction on Part L 2021.Rounded down to 63% so as not to exceed the requirements of the Future Homes Standard and thus remain within the national policy approach. |
| 41% in major residential proposals | Demonstrably feasible, representing the average total emissions reduction in recent Milton Keynes applications based on BRUKL analysis (see precedent). Not recommended because it is based on existing standard best practice, and therefore it will not deliver much difference on carbon and energy (certainly insufficient to align with WDC’s overarching carbon targets or national commitment to Paris Agreement). |
| Recommended option for non-residential 35% in all major development | This precedent, delivering 35% reduction on part L for all major developments from the London Plan (a different context) has been demonstrably feasible for several years prior to the adoption of the plan; 2013-2017) |
| Custom % reflecting typical existing best practice in Warwick | BRUKL/SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally. Not recommended because it will not deliver much difference on carbon and energy savings compared to existing standard best practice, therefore insufficient to deliver the required carbon savings to meet climate commitments at local or national levels. |
| Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base | Anthesis/SCATTER report is the source of the 2030 55% reduction target for overall emissions, adopted by Warwick DC Climate Change Action Program. SCATTER reflects carbon budget for the Paris Agreement & overall net zero carbon transition. This would require an energy specialist to model how Passivhaus standard would translate into savings on Building Regulations 2013 for new builds in Warwick, as Passivhaus and Part L/SAP work very differently. Additionally the NPPF para. 154 requires local requirements for the sustainability of buildings to reflect the Government’s policy for national technical standards i.e. Future Homes Standard. Not recommended for this DPD due to the required timeline for adoption. |

Reducing Energy Demand / Improving Energy Efficiency

In order to achieve the UK Government’s target of net zero carbon by 2050, we must reduce our total energy consumption as well as meeting the remaining energy demand with expanded renewable generation. In the country’s transition to net zero carbon, increased demand will be placed on the electricity grid as fuel sources are switched to electricity (e.g. electrification of heat in existing buildings as well as new buildings, and EV charging). Upgrading the electricity grid and expanding renewable generation is already a huge but necessary challenge, involving a great deal of national cost and embodied carbon to produce that infrastructure. It is therefore vital to minimise the additional burden that new buildings place on our energy infrastructure.

Improving the energy efficiency of new homes (minimising their energy demand) is a very cost-effective way to minimise the new infrastructure that will be required to support them in a future zero-carbon energy system. New homes should therefore target reductions in energy demand to reduce the amount of total energy that must be supplied, both from the electricity grid and from other renewable energy sources. Put simply, optimising the efficiency of the building fabric is the starting point for the whole net zero journey.

As previously mentioned, it is crucial to minimise carbon emissions from new homes if the Government's net zero emission target is to be met. Given the urgency and the timing of the DPD we think that a thermal performance target exceeding current national standards should be explored and implemented.

It is critical to set higher fabric energy efficiency standards to ensure buildings do not need to be retrofitted expensively at a later date (e.g. if the Government proceeds with the recent Committee on Climate Change proposal that no home should be able to be sold unless it reaches EPC Band C by 2028). Fabric efficiency (insulation and airtightness) is particularly pertinent for housing schemes that use heat pumps and MVHR, as these will require highly insulated and draught-proofed buildings to operate efficiently. The previously [referenced](#) costs report also found that if a very high of thermal efficiency is reached, the whole construction can become more cost-effective because the developer can then save money on smaller-sized heating systems (pipes, radiators, heat pumps, etc.).

A further final justification for including a minimum improvement on energy efficiency is that it helps with the social needs of affordable living, fuel poverty and healthy homes. An energy-efficient home saves energy bill costs for the home occupiers and also often helps make the home interior more comfortable and conducive to good health (warmer, less draughty, and with less condensation on cold spots on walls or windows thus reducing the chance of respiratory harm from mould growth).

How can we set and justify requirements for improvement at the *energy efficiency* stage of the hierarchy?

The [Planning and Energy Act 2008](#) grants Local Planning Authorities the power to require “energy efficiency standards that exceed the energy requirements of building regulations”. It defines “energy efficiency requirements” as standards that are endorsed by national regulations, national policies, or guidance issued by the secretary of state. It defines ‘energy requirements’ as regulated energy only (the energy affected by Part L of building regulations – this does not include plug-in appliances).

Precedent adopted plans generally require a **carbon saving to be achieved through energy efficiency** ranging from circa 5-15% against the emissions rate set by Building Regulations Part L 2013. In the precedents we have examined, these percentages were set according to the typical ‘best practice’ already being achieved in recent local new developments, based on energy statements submitted with proposals.

An **alternative** would be a percentage improvement on the ‘**Target fabric energy efficiency**’ (TFEE) set by Part L and SAP. This TFEE limits how much energy per m² that a home should need, which varies depending on the shape, location and orientation of the building. New homes must not exceed the TFEE as a basic legal requirement. An improvement on the TFEE would demonstrate effort at this stage of energy hierarchy.

Justifying local plan energy efficiency requirements

The first precedent we are aware of is the **New London Plan**. A [topic paper](#) on energy efficiency (within the [New London Plan evidence base](#)) explains the evidence that justified how this was set.

London’s requirement for a total 35% reduction in carbon emissions in major developments had been in place since 2013. However, the Greater London Authority (GLA) knew that not much of this was currently being delivered through energy demand reduction (instead, developers were showing the reduction through energy supply, expedited by grid carbon reductions). In 2017 the GLA commissioned engineers Buro Happold to [study](#) the carbon savings achieved through energy efficiency across major developments’ energy statements submitted to the GLA in 2013-2017 to understand what was already possible with best practice. It found that:

- The **average** carbon saving achieved from energy efficiency alone was only 3.5% (in homes), 11.6% (in non-residential) or 6.3% (in mixed-use schemes) – this evidenced a need to raise the ambition
 - But much **higher performance was achieved in many cases** (37% of new home projects achieved at least a 5% reduction, and 13% achieved a 10% reduction)
- For **homes**, the following achievements were possible and could be considered for target-setting:
 - a target of **5% reduction was generally achievable** without significant technical changes
 - a target of **10% was technically achievable** and would help lock in long-term carbon reductions, rather than relying on shorter-life heat generation technologies
- For **non-domestic** buildings, a target of **15% is technically achievable** in many cases, but there is **significant variance** across non-domestic building types.

Engineers AECOM were then commissioned to conduct a detailed evaluation of the implications of achieving an energy efficiency target of this sort for a set of typical domestic and nondomestic development types. For each development type, AECOM explored what savings could be reasonably made through fabric, energy services, and a combination of the two. It found that:

- For **homes**, energy efficiency carbon savings of **10% could be achieved in all three development types simply with the then-current best practice**, except in tall buildings with a lot of glazing which might need to be triple-glazed to achieve the 10% target
- In **non-domestic schemes**, a **15% target was easily achieved by air-conditioned offices**, while a school would fall just short of the target. Hotels fell significantly short of the target, due to hot water.
- Viability testing found that the costs of achieving the **10% (domestic)** and **15% (nondomestic)** via energy efficiency measures alone were **viable for most development** types in London.

The New London Plan therefore adopts these 10% and 15% targets. Flexibility is maintained in that the topic paper states “The GLA will consider this on a **case-by-case basis in particular for specific non-domestic typologies**, like hotels, that can clearly demonstrate how and why this target cannot be met” – and that greater reductions will be expected in typologies that should be able to achieve it, e.g. offices.

London [energy guidance](#) requires that the carbon savings at the energy efficiency stage are calculated “excluding the proposed heating system and renewable energy”. This means the energy savings achieved by fabric, efficient lighting and other efficient services will be clearly revealed – and that the developer cannot conceal an inefficient ‘leaky’ building just by including low-carbon heat or renewables.

Recognising that the London setting is different to other regions, a non-London precedent is explored next.

Milton Keynes Local Plan (adopted 2019) includes a requirement for a reduction of **19% on the building regulations carbon emission rate**, followed by a *further reduction of 20% through the use of renewable energy* and low/zero carbon technologies.

The latter 20% would fall under step 3 of the energy hierarchy (‘be green’), implying that the **first 19% must be achieved through the first two steps of the hierarchy (reducing energy demand, and supplying energy efficiently)**¹⁰. Milton Keynes [draft Sustainable Construction Supplementary Planning Document 2020](#) explains why the overall requirement is considered to be feasible:

“We do not anticipate that the requirement to exceed the TER¹¹ by 19% will be unduly onerous for developers, as our analysis of BRUKL¹² data for consented schemes in Milton Keynes indicates that on average an improvement of 41% over the TER is already being achieved at the design stage.”

The SPD does not clarify the period of planning application years within which 41% was the average achievement. It also refrains from explaining how that average 41% reduction was split across energy efficiency measures, and renewable/low-carbon energy measures. Therefore it remains unspecified exactly how the split of 19% and 20% were set (at least in the documents where we might expect this evidence to appear¹³) - but it is likely that the different percentages for two different parts of the energy hierarchy might reflect an overall pattern identified in Milton Keynes’ aforementioned BRUKL analysis.

The Milton Keynes whole-plan viability testing study did not differentiate between the costs of energy efficiency and renewables. Instead it applied a blanket £cost per m² of development to cover the overall policy requirements on carbon, plus an average cost for offsetting (presumably based on experience from MK’s longstanding requirements for carbon offset payments by new development). It found that with the full suite of local plan policies (including carbon policies), **most residential development types in Milton Keynes will remain viable** and many have a significant cushion above the viability threshold.

The overall viability picture for non-residential development types was more mixed, reflecting not only the policies in the MK Plan but general economic conditions across the borough and England: large-scale office developments were viable and were coming forward, whereas smaller non-residential developments and industrial schemes were not. Schemes that were coming forward were usually existing businesses seeking to expand or relocate, not property developers seeking to make a return. As a final point, the MK viability study also notes that “building to higher standards that result in lower running costs does result in higher values”¹⁴.

How can our energy efficiency policy remain effective after changes to building regulations?

By the time the Warwick DPD is adopted, the new “Part L 2021/22” of the Building Regulations will apply. This includes improvements to fabric which will change the ‘target fabric energy efficiency’ that all new homes must legally achieve. Part L 2021 will also come with a new version of SAP (SAP10.2) for homes which will apply much lower carbon factors to electricity. If we set our requirement as a carbon % reduction on Part L 2013 borrowed from existing local plan precedents, developers may be able to ‘comply’ without making any actual energy efficiency improvements on the basic legal minimum they must do for Part L 2021/SAP10.2. For homes, it therefore is **more effective to seek an improvement against the new TFEF of Part L 2021**. We suggest this improvement should reflect the 2025 Future Homes Standard notional building fabric (based on % change to fabric values between the 2021 and the 2025 specifications). This can be viability assessed using nationally stated cost uplifts for this fabric. Unfortunately, for non-residential buildings no such information is yet available on 2025 fabric or the costs to achieve this (and non-residential has no TFEF).

¹⁰ This is within reason. Bioregional recently worked on a mixed-use planning application in Milton Keynes whose homes achieved a carbon emissions reduction of approximately 26% using energy efficiency measures only. For the non-residential parts of the scheme this figure was 25%. The scheme then adds renewable/low carbon measures to achieve a further 20% site-wide carbon emissions reduction. The site-wide total carbon emissions reduction is 51.39%. Homes were flatted blocks. Non-residential spaces were office, retail and gym.

¹¹ Building regulations Target Emission Rate for carbon dioxide

¹² BRUKL is Building Regulations UK Part L: the energy data that must always be submitted in order to pass building control.

Therefore: What level of carbon reduction could Warwick Net Zero DPD require through energy efficiency?

| Percentage reduction on Part L 2013 through energy efficiency (demand reduction and efficient supply) | Justification |
|---|---|
| 10% in homes 15% in nondomestic buildings (except hotels and schools, to be considered case-by-case) | Shown to be feasible and viable across London in 2013–2017 via BRUKL analysis of consented schemes; adopted as minimum policy across London. Although London’s viability is different from Warwick, this performance was achieved several years ago and should have disseminated to other regions via ongoing industry advances. Not recommended as Part L 2013 baseline is about to become obsolete in 2022. |
| 19% in major residential proposals | Shown to be feasible in Milton Keynes through analysis of recent consented schemes’ energy statements; evidently acceptable in planning terms being part of the requirements of the adopted MK local plan. As above, 2013 baseline soon obsolete. |
| Custom % reflecting typical best practice in Warwick | BRUKL and/or SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally. Not recommended as this will not deliver much improvement on existing practice. |
| Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base | Anthesis/SCATTER report is the source of the 2030 55% reduction target adopted by Warwick DC Climate Change Action Program. Relies on Passivhaus. SCATTER trajectory reflects Paris Agreement & overall net zero carbon transition. Additionally the NPPF para. 154 requires local requirements for the sustainability of buildings to reflect the Government’s policy for national technical standards i.e. Future Homes Standard Not recommended as this would take time not available in the required timescale for DPD adoption. |

If the planning policy is designed to achieve Warwick’s Anthesis/SCATTER trajectory, the policy must not err towards the lower reductions in the table above. Warwick’s Anthesis/SCATTER trajectory depends on new homes being built to Passivhaus standard. A reduction on the building regulations baseline has not been calculated, but would be much more than the percentages in London and Milton Keynes. Anthesis notes that Passivhaus heat demand is 90% less than typical buildings, but other energy uses may not be much different.

| Recommended option | Justification |
|--|---|
| Homes: 10% improvement on the Target Fabric Energy Efficiency Rate set by Part L 2021 / SAP10.2 | The overall NZC1 policy approach is based on reaching for the Future Homes Standard 2025, and the new national baseline will be the new Part L 2021. This 10% figure for homes represents the approximate difference in fabric (average of all building element U-Values and airtightness) between Part L 2021 and Future Homes Standard 2025 as outlined in the Government’s FHS consultation response. |
| Non-residential buildings: Energy efficiency measures (fabric and supply) to achieve a 19% reduction in carbon emissions compared to Part L 2013 or equivalent reduction on Part L 2021. | Unfortunately the 2025 figures for <i>non-residential</i> buildings have not been released and therefore no equivalent percentage can be calculated at present. Our recommended requirement for non-residential buildings therefore falls back on what has been demonstrably feasible and viable in Milton Keynes. |

¹³ Documents reviewed: sustainability appraisals, Imagine MK 2050 strategy, whole plan viability assessment, MK Futures Working Paper 17 (low carbon city), and Topic Paper on Climate & Sustainability. [Link to evidence base.](#)

¹⁴ Citing a [2013 DECC study](#) which found that per square metre, “compared to dwellings rated EPC G, dwellings rated EPC F and E sold for approximately 6% [more], dwellings rated D sold for 8% more and dwellings rated EPC band C for 10% and A/ B sold for 14% more”. “The price effects ... tend to be higher for terraced dwellings and flats [versus] detached and semi-detached dwellings” and “the percentage premium commanded by [energy-efficient] properties ... is higher in regions where house price levels are low” because “similar energy [cost] savings across regions had quite different relative effects on house prices”.

Recommended policy wording for energy hierarchy – step 1+2, energy efficiency

Policy NZC2(A) Making buildings energy efficient:

- “New build **residential** proposals are expected to demonstrate a **10%** improvement on the Part L **2021** Target for Fabric Energy Efficiency (set by SAP10.2)
- New build **non-residential** development proposals are expected to demonstrate that they achieve a **19%** reduction in carbon emissions compared to Part L **2013** through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).
- Proposals that do not meet these requirements will not be accepted unless it is demonstrably non-feasible due to building use class, or demonstrably unviable with open book accounting. All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard (indicative specification, or final, as available at time of application).”

Supporting text: The 10% improvement in homes is set to reflect the approximate uplift to building fabric (U-values and airtightness) between Part L 2021 and the indicative Future Homes Standard 2025. There is national government estimated cost data on the achievement of these fabric measures, which **is being / has been** taken into account in the whole-plan viability assessment. Only hotels and schools are likely to struggle to achieve the 19% carbon reduction from energy efficiency measures, due to high peak hot water demand. Hotels and schools will therefore be assessed on a case-by-case basis and differentiated benchmarks may be set in future supplementary planning documents, based on aggregation of energy statements submitted to the planning department in coming years.

Low/Zero Carbon Energy Supply

Following the energy hierarchy, it is important to decarbonise energy supply: both electricity and heat. This is critical, as the CCC 2019 report (‘UK housing: Fit for the future’) highlighted the importance of grid decarbonisation in the trajectory towards net zero. Onsite renewable generation supports this in two ways. First, it drives investment in additional renewable electricity, and second, it can simultaneously reduce peak and annual demand on the grid.

Reductions in carbon emissions thanks to renewable and low-carbon energy supply can be expressed as:

- A further **percentage reduction in carbon emissions** against the building regulations baseline, in addition to the percentage achieved through fabric (*see precedent from Milton Keynes*), **or**
- A ‘Merton Rule’¹⁵; where the proposal must include renewable energy generation equipment on-site or near-site, sufficient to **meet a certain proportion of the building’s own energy demand** (see precedents below from Solihull and Oxford). This can be total energy, or regulated energy only.

The value of onsite generation has long been recognised in local planning policy, but has not been without its critics. The prescriptive nature of these type of policies are sometime not applicable for all and can occasionally lead to the installation of inefficient onsite renewables. Some sites may not be able to meet the requirement if it is set very high, such as if they are overshadowed (and therefore solar panels would not work well), or if it is a tall building where there is a larger amount of internal floor space demanding energy and a relatively smaller roof space for solar panels.

We would therefore recommend including enough flexibility to accommodate unique site constraints, whilst still seeking an ambitious amount of appropriate onsite LZC technologies in all proposals where this is feasible. As shown in the precedents below, there is a growing number of adopted policies that include specific targets for onsite renewable generation towards net zero target. However, in practice these policies are often applied flexibly where the developer is able to show how and why it was not possible to meet the required metric and that they have nevertheless pursued renewable energy measures to the greatest reasonable and practical extent. (See Oxford precedent, below).

It will be necessary to define the types of measures that will count as ‘renewable / low and zero carbon technologies’. Some technologies, such as solar PV panels, solar thermal and turbines, clearly do count. Some other technologies – in particular heat pumps – may need clarification to help the developer understand where to count these in their energy statement.

Heat pumps are not zero carbon – they still use mains electricity to run. But they can be a low carbon heating system provided they run at high efficiency (they can deliver about three times as much heat energy as they consume in electrical energy, because they work by taking ambient heat from outdoor air, rather than creating it – therefore there is a renewable element to the heat they deliver). To achieve this level of efficiency, they need to provide heat at a relatively low temperature. A developer is more likely to be able to do this if the heat pump is used in combination with improved thermal efficiency and reduced air permeability. ([Read more](#))

The developer could make the heat pump zero carbon by supplying its electricity from a renewable source such as rooftop solar panels, so long as they are generating the renewable electricity at the same time the heat pump is running or if the building can store the solar electricity in a battery for later use. You will need less energy from your solar panels to run your 300% efficient heat pump, compared to using your solar panels to run direct electric heating which can only ever be 100% efficient – therefore you don’t need as many solar panels, resulting in savings in embodied carbon.

Carbon savings from heat pumps are usually treated in planning guidance as a step that should be included under the same step of the energy hierarchy as renewables – that is Step 3/‘Be Green’. For example, [London Plan energy guidance](#) asks that heat pumps be accounted for as a Step 3 measure, unless they are powering a heat network, in which case all heat from the heat network would be a Step 2 (‘be clean’) measure.

Counting heat pumps as a Step 3 / ‘be green’ measure’ gives more flexibility in options for buildings to achieve carbon reductions at this stage even if the building is not suitable for solar panels due to shadow or orientation.

However, a heat pump is already part of the specification for the notional building in Part L 2025 (Future Homes Standard) and therefore it is expected that developers will need to already use a heat pump (or near-zero-carbon heat network connection) to achieve the overall 63% reduction stated in draft policy NZC1.

For this reason, the policy wording below also refers to *additional* renewable energy that is deployed after the initial 63% reduction has been achieved.

¹⁵ The original Merton Rule (introduced in 2003) required only 10%, but more recently adopted and emerging local plans aim higher.

What is the justification for requiring a certain percentage improvement at the *renewable and low carbon* stage of the energy hierarchy?

If our requirement is *expressed as a reduction in carbon emissions* compared to the building regulations baseline, this is supported by local plan *precedents for requiring up to a 20% reduction* to be achieved by low and zero carbon energy technologies (Milton Keynes; Oxford). In Milton Keynes, this is on top of a 19% reduction that should be achieved before the renewable and low/zero-carbon technologies were added.

As noted under ‘energy efficiency’ section above, neither the Milton Keynes local plan evidence base nor the accompanying SPD makes it clear how the 20% reduction via renewables was set and justified. However, the SPD notes that the council analysed the energy and carbon calculations (BRUKL) made by recent consented schemes within Milton Keynes and found that there was an average *total 41%* reduction in carbon compared to the building regulations baseline (we assume this means total reduction across all energy measures). It logically follows that the figure of 20% carbon reduction from renewables is likely to have been set according to the average contribution of renewable energy measures toward that average total 41% carbon reduction.

If our requirement is *expressed as a percentage of energy demand to be met with renewables*, this can be supported by other recent local plan precedents ranging from 15 to 20% (see precedents: Solihull and Oxford).

Oxford’s 2020-2036 adopted local plan requires a 40% onsite carbon reduction in total which can be achieved through any range of onsite measures for efficiency and/or renewable energy. It explains that if this were entirely achieved with renewables, it would translate to renewable energy generation equivalent to approximately **25%** of the building’s energy demand (although it is not obligatory that the developer delivers all the savings only through renewable/low-carbon energy). The evidence base documents also show that:

- The previous Oxford Local Plan *already included* a requirement for developments* to meet 20% of their energy needs on site with low and zero carbon energy generation (e.g. renewables) (*major developments only, i.e. 10+ homes or 2000m²+ non-residential space)
- The **previous requirement for 20% onsite renewable/low-carbon energy is demonstrably feasible** in that it was *almost always met* or exceeded in successful planning applications between 2014 – 2016. Of 36 proposals in which the requirement would apply, most developments achieved a figure of 20-25%; several achieved 30-40% and one achieved 53%. Only one relevant proposal failed to meet the requirement, but was still accepted because it explained clearly why it could not do so, and still provided 10% by pursuing the low/zero carbon energy measures that were feasible and viable.

The current overall 40% carbon reduction requirement (rising to 50% from 2026 and 100% in 2030) was not challenged by the *inspector’s report* other than to request clarification of the baseline. As a further precedent, South Oxfordshire’s local plan (*adopted 2020*) includes identical requirements. Oxford’s evidence base¹⁶ does not explain how the specific figure of 40% carbon reduction was selected in the current Local Plan, nor how the previous local plan’s requirement for 20% renewable energy was selected. However, the lack of challenge by the inspector indicates that no further justification was needed in planning terms.

¹⁶ Documents reviewed: Local Plan to 2036; Sustainability Appraisal (final); Energy Conservation Act Report; Background Paper 4 (Carbon, Climate Change and Fuel Poverty); Inspector’s Report; Technical Advice Note 2 – Energy Statements (2013); Technical Advice Note 14 – Sustainable Design &

Recommended policy wording for energy hierarchy – step 3, renewables and low/zero carbon energy technology

Policy NZC2(B+C) Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology

- “Proposals for new development must include an energy statement which should demonstrate that additional renewable, zero and low carbon energy technologies have been provided on-site* sufficient to **match the remainder of the building’s annual regulated energy needs**, subsequent to the achievement of the 63% reduction detailed in Policy NZC1. (*or near-site if directly serving the development).
 - If this requirement cannot be met, the reasons must be robustly demonstrated in the energy statement, utilities statement or open-book viability assessment as relevant. The energy statement must still show how such technologies have been incorporated as far as feasible and viable.
 - Proposals for new development heated by on-site fossil fuels will not be considered acceptable.
 - Proposals incorporating onsite heat technologies claimed to be ‘zero carbon ready’ (as opposed to immediately ‘low/zero carbon’ technologies) will only be accepted where that technology is already available and its transition to zero carbon is based on realistic current projections of the time period in which its carbon will be eliminated. ‘Zero carbon ready’ heat technologies that rely on speculative future technological advances and use onsite fossil fuels meanwhile, will not be accepted.”

In supporting text:

- This policy is written with the view that it is likely that heat pumps or near-zero-carbon heat networks will have already been deployed in the design to achieve the required initial 63% carbon reduction against Part L 2021. The policy therefore aims to encourage on-site or near-site renewable electricity generation. Warwick District Council recognises that not all sites will be suitable for large-scale wind and solar for reasons of grid constraints, shadow or heritage, in which case off-site renewables, partial compliance, or offsetting under NZC2(D) can be acceptable.
- The wording regarding ‘zero carbon ready’ technologies is designed to avoid relying on gas boilers that are marketed as ‘hydrogen-ready’ but will use fossil fuel gas for the foreseeable future. This should be avoided because there is no robust national or local timeline for transitioning the gas system onto hydrogen or other green gas at the time of writing, and current hydrogen production technology is vastly *inefficient* (taking multiple units of electricity to produce each unit of hydrogen). It therefore is prudent to simply use the electricity as it is, rather than converting it to hydrogen.
- Currently, the only proven heating technology with a realistic and time-bound projected transition to zero carbon is electricity, whether direct electric or heat pumps. This has a clear trajectory to zero carbon in the form of the national Treasury Green Book projections on electricity grid carbon.
- Nevertheless, the policy wording is designed to be flexible towards future technological innovation, for example if a low-carbon, non-wasteful way to produce hydrogen is developed, along with a realistic national timeline for converting the gas system away from fossil fuels.

The requirement above is designed to encourage developers to include enough solar panels (or connection to a renewable electricity scheme) to bring the development’s regulated carbon emissions to zero on site. Flexibility is offered by recognising site-specific constraints and permitting off-site solutions or offsetting. Bioregional has supplied cost uplift data to WDC and its viability consultant showing that the costs of on-site solar panels would be comparable to the cost to offset a typical home’s carbon over 30 years.

Construction (June 2021); Sustainability Strategy 2011-2020; previous Local Plan 2001-2016; Supplementary Planning Document on Natural Resource Impact Analysis (2006); Carbon Reduction Topic Paper (for next emerging local plan to 2040).

Precedents

Sutton Local Plan (adopted 2018) Policy 31

All proposed development must apply the Mayor's energy hierarchy in the following order:

1. being built to 'the highest standards of energy efficient design and layout',
2. supplying energy efficiently (low or zero-carbon heat networks and cooling networks),
3. using on-site renewable energy to achieve a reduction in total CO₂ emissions (regulated and unregulated) of 20% in major developments or 10% in minor developments.

Solihull Metropolitan Borough Council – Solihull Local Plan: Draft Submission Plan 2020

At a site level, development must apply the 'energy hierarchy' to reduce energy demand for heating, lighting and cooling and minimise carbon dioxide emissions as follows:

- All new dwellings to achieve 30% reduction in energy demand/carbon reduction improvement over and above the requirements of Building Regulations Part L (2013) at the time of commencement up to March 2025.
- From April 2025 for all new dwellings to be net zero carbon.
- Minor non-residential development will conform to at least BREEAM Very Good and major non-residential development will conform to at least BREEAM Excellent.
- Provide at least 15% of energy from renewable and/or low carbon sources for all major housing developments and non-residential developments of 1000sqm or more

Oxford City Council – Local Plan 2036 ADOPTED ([link](#))

Policy RE1: Sustainable design and construction

Planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:

- Maximising energy efficiency and the use of low carbon energy.
- Energy Statements: An Energy Statement will be submitted to demonstrate compliance with this policy for new-build residential developments (other than householder applications) and new-build non-residential schemes over 1,000 m². The Energy Statement will include details as to how the policy will be complied with and monitored
- Carbon reduction in new-build residential developments (other than householder applications): Planning permission will only be granted for development proposals for new build residential dwelling houses or 1,000 m² or more of C2 (including student accommodation), C4 HMO or Sui Generis HMO floorspace which achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. *[This increases to a 50% reduction from 2026, and zero carbon from 2030.]*
- *[The same reductions are also required in non-residential proposals of 1,000m² or more, but without the rise to zero carbon from 2030.]*
- This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures.

Precedents cont'd

London Plan 2021 (adopted) ([link](#))

1. Policy SI 2: Minimising Greenhouse Gas Emissions. All developments should be net zero carbon, minimising both energy use and carbon emissions using the following hierarchy: be lean, be clean, be green, be seen.
 - o Within this, a minimum of 35% reductions in carbon emissions on-site must be achieved, from a baseline of Building Regulations 2013. This must include a **10% reduction achieved through energy efficiency measures** (in homes) or 15% in non-residential developments.

Milton Keynes Local Plan 2019 (adopted) ([link](#))

- All proposals of 11+ dwellings or non-residential space over 1,000m² must apply the energy hierarchy to achieve:
 - 3.1. a ≥19% reduction on Building Regulations 2013 carbon emissions,
 - 3.2. and also a **further ≥20% reduction through renewables (onsite or a local network),**
 - 3.3. The developer must then pay to offset remaining carbon emissions (regulated and unregulated – see 'carbon offsets' section further on in this brief).

Bristol City Council - Bristol Local Plan Review 2019 ([Link](#))

Development will be expected to achieve:

2. A minimum 10% reduction in regulated CO₂ emissions through energy efficiency measures; and
3. A minimum 35% reduction in regulated CO₂ emissions through a combination of energy efficiency measures and on-site renewable energy generation.
4. After applying on site measures, development is expected to achieve a 100% reduction in its remaining regulated and unregulated emissions through the use of carbon offsetting as set out below.

South Cambridgeshire District Council – Adopted Local Plan 2018 ([link](#))

Policy CC/3: Renewable and Low Carbon Energy in new developments

1. Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.

2. Minimising the energy performance gap, and verifying performance

The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.

The energy efficiency of buildings has a significant part to play in achieving the Council’s net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.

As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC2 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.

To provide clarity, consistency and confidence in the way energy efficiency measures and resulting carbon reductions are incorporated and calculated in developments, developers are required to use a certified building performance standard.

To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government’s response to the Future Homes Standard consultation. The use of these metrics will ensure consistency and clarity in the way data is collated and set out.

The UK government’s future buildings strategy proposes updates to the statutory approved document Part L1A to deliver homes which emit 75-80% less CO2 in operation than the equivalent home assessed under the current 2013 Part L regulations. As an interim step within this process, an updated approved document Part L is scheduled for release in June 2022, alongside an updated calculation methodology: Standard Assessment Procedure (SAP) 10.2.

New residential developments are currently required to demonstrate compliance with Part L 2013 using SAP 2012. This is a statutory requirement. Some councils, such as the Greater London Authority, have included within their local plan additional policy requirements for homes to be assessed and achieve defined emission reductions using the SAP 10.1 methodology.

About the energy performance gap

The energy performance gap is the difference between the predictions for a designed building’s energy use, and the amount of energy it actually uses in operation. This gap arises from a combination of three factors:

1. [Poor methods used to predict the energy use of a building](#) (including poor calculations, incorrect assumptions, and exclusion of ‘unregulated’ energy loads)
2. [Errors in construction which lead to worse airtightness or thermal envelope](#)

¹⁷ As-built SAP calculations have been used by several local authorities to determine the final amount of offset payments the developer must provide, but it does not verify performance or change the energy performance gap. Relying only on SAP will always mean the developer offsets far less carbon than the building will actually emit – although it does simplify the offset decision-making and data gathering process for both LPA and developer, given that as-built SAP calculations must be submitted to building control anyway.

3. [Errors in system operation, and user behaviour different to assumptions](#) (for example, residents turning up space heating while opening windows to dry laundry or not using heat system as intended, or spending more time in the building than anticipated, or retail tenants leaving bright lighting on overnight).

Unfortunately, the calculation methods used in Building Regulations Part L (SAP and SBEM) are [very poor](#) predictors of the actual energy use of a building. SAP and SBEM [are compliance tools](#), not really tools to predict energy and carbon performance (even though they purport to be). This is not only due to out-of-date carbon factors used for different energy sources, but the entire methodology. This is a key reason for point (1).

For this reason, recalculating SAP on completion¹⁷ will not confirm that the building *performs to the same metrics as in the SAP output* (kWh/m² and CO₂/m²), only that it is *built* as designed in terms of installed specification of insulation, heating system and renewable energy generation. The nation-wide lack of post-occupation energy monitoring means that both developers and planning/building control enforcers are often unaware of the scale of difference between SAP outputs and actual performance.

Point (2) above relates to how imperfections in the construction process can lead to worse energy performance than predicted, even if an accurate energy prediction methodology were used. For example, a building may leak a lot of heat if insulation is incorrectly installed, or if a hatch to a cold loft is put in the wrong place and has to be moved, resulting in unexpected holes in the air tightness membrane. Another risk is that lower-spec products may be used or poor substitutions made in the building – whether for cost-cutting reasons, supply difficulties, or [simply because](#) the right person was not available on site at the right time to make the decision within a set deadline.

Methods to minimise energy performance gap

There are energy modelling methods that offer much more accurate predictions than SAP/SBEM – for example, the Passivhaus Planning Package and the CIBSE TM54 method. However, local planning may not be legally empowered to require conformance with standards set in relation to these alternative calculation methods¹⁸. The Local Plan may be able to [require reporting of energy use predictions using these methods](#) (subject to viability linked to the cost of the modelling itself), but it is questionable whether it would be legal to require new developments to *achieve* a certain metric using them (see [UKGBC Policy Playbook for new homes, 2021](#)).

There are also several quality assurance processes that can be applied during construction to avoid the unnecessary errors that can cause the building to perform worse than expected. Examples include:

- [BEPIT](#) (Building Energy Performance Improvement Toolkit) – a set of checks during construction that identify and remedy defects in the construction at every stage up to completion
- Passivhaus – in addition to using a much more accurate building energy modelling method, a certified Passivhaus building project undergoes a series of stages during design and construction which improve the quality of the building (in addition to post-completion testing of air tightness etc.)
- NEF/GHA [Assured Performance Process](#)[™] – the APP maps to the five stages of the RIBA Plan of Work (inception through to verification) and involves expert impartial review by accredited assessor.
- Soft Landings – recommended by the UKGBC (as above) but discounted by some local planning authorities as an acceptable ‘quality assurance’ method (see precedent of Milton Keynes, below).

¹⁸ The Planning and Energy Act 2008 paragraph 1 gives the local plan the power to impose “reasonable requirements” for new developments to: (a+b): supply a portion of their energy from renewable or low-carbon sources, and (c) have ‘energy efficiency standards’ that exceed national building regulations. However, the Act defines ‘energy efficiency standards’ as ones that are ‘set out or referred to in regulations made by the [Secretary of State]’ or ‘set out or endorsed in national policies or guidance issued by the [Secretary of State]’. This is also repeated in National Planning Policy Framework paragraph 154. The only ‘energy efficiency standard’ currently set out or endorsed in this way is SAP/SBEM.

There may be other suitable quality assurance processes. These **must** be based on quality of energy performance, not just generic building quality. Warwick DC would need to decide whether these are acceptable based on their individual merits and evidence that they do actually reduce the performance gap (verified by track record of previous projects’ post-completion testing or post-occupation energy monitoring).

The Local Plan **could require the use of these processes, subject to viability** (again relating to the cost of appointing qualified professionals to undertake these processes). **Evidence** of this could be submitted as follows:

- **Modelling methods:** evidence to be submitted within Energy Statement along with planning application, and recalculation of this if any relevant details are changed at reserved matters / amendments
- **Quality assured construction:** evidence to be submitted along with whatever other documentation is required to gain sign-off on completion from building control and discharge of planning conditions from the Local Planning Authority.
- The UKGBC (as above) recommends requiring that “a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions”.

We must note that, where local plans require offsetting to ‘net zero’ we have not found any examples that use a non-SAP / non-SBEM method to calculate the *regulated* portion of the carbon emissions that must be offset (although several local plans also require offsetting of the *unregulated* portion using a different method – see [offsetting section](#) below).

Verifying energy performance post-completion

Post Completion certificates can be issued once Planning Conditions are discharged.

Local Authorities can condition to ensure that buildings are performing as anticipated after occupation; however, this would require engagement with the main contractor outside of their practical completion contract. Most precedents demonstrate this being delivered through an Area Action Plan and site-specific allocations.

There is debate about whether it is reasonable to hold developers accountable for carbon impacts of unregulated energy use which would be untested by design methods such as SAP and largely out of their influence in terms of: unconfirmed occupant fit-out design standards, operational hours, occupancy, third party handover delivery and ongoing post-occupancy support.

The following testing requirements are recommended prior to completion. Guiding costs are provided below as a guide for further viability analysis¹⁹:

- Air tightness testing ~£1000 per property
- Thermographic testing²⁰ ~£400 per property
- U Value testing ~£400 for a dwelling (3 weeks per property)²¹

Post-occupancy evaluation testing requirement may be used on developments which are scalable e.g. developments >c.50 dwellings, the economy of scale would reduce the cost burden where sample testing would suffice.

- Post-occupancy evaluation ~£5000²²

Precedents – Verifying Energy Performance

UK Green Building Council, [New Homes Policy Playbook](#) (Jan 2019) .p29

“It is recommended that local authorities require developers to demonstrate that they will act to close the performance gap. This may be done through:

Demonstration that the principles of Soft Landings will be followed, and a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions.”

Mayor of London [‘Be Seen’ energy monitoring guidance](#) (April 2020)

“CIBSE TM54 analysis, which recommends using a tailored Part L model for the estimates of regulated and unregulated loads, should be undertaken and its findings should be reported in the ‘be seen’ spreadsheet. The CIBSE TM54 findings should therefore also be used to represent the regulated and unregulated energy requirements for non-residential uses.”

¹⁹ Communities and Local Government (2008), Performance Testing of Buildings BD 2535
²⁰ Thermographic surveys can only be completed during the heating season. Where building completion occurs outside of the heating season, the applicant must submit a signed commitment to perform testing at the earliest opportunity and perform remedial measures where defects are detected at own cost. Homeowners must be fully informed of this situation.

²¹ Accredited construction details are to be checked through thermographic testing performed according to BS EN 13187: 1999 Thermal performance of buildings. Qualitative detection of thermal irregularities in building envelopes. Infrared method. Identified locations with deviations from expected performance are further investigated through a borescope survey and remedial works performed if practical.
²² https://www.pollardthomasedwards.co.uk/download/PTepost-occupancy_evaluation2015_LR.pdf

Precedents – Energy Performance Gap Policies

Milton Keynes [Local Plan 2019](#), Policy SC1 includes that:

- All proposals of 11+ dwellings or non-residential space over 1,000m² must “implement a recognised quality regime, which assures that ‘as built’ performance (energy use, carbon emissions, indoor air quality, and overheating) matches the calculated design performance”.
 - The [Draft Sustainable Construction SPD](#) explains that a ‘recognised quality regime’ must include (1) an appropriate metering and monitoring strategy, (2) modelling of different scenarios at design stage and issuing a performance target (which should ideally include Dynamic Simulation Modelling and must include unregulated assets and their heat gains), (3) a post-occupancy evaluation that includes a performance gap metric, and (4) suitable reporting on metrics for energy use, carbon emissions, indoor air quality and overheating risk.
 - The draft SPD (annex F) also notes that one suitable regime is BREEAM for new construction, and that several others have been ruled out (BREEAM in-use, QUANTUM, LEED, NABERS, Design for Performance, Soft Landings, Home Quality Mark, and EPCs).
- The above specified requirement for the ‘quality regime’ means that the developer must also test the ‘as-built’ performance and submit data to the council. A report is then submitted to both occupiers and to Milton Keynes Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as specific actions that have or will be taken to reduce the gap., Ongoing energy use and carbon monitoring is submitted to the building control department for the first 5 years of occupation. The draft SPD notes that in this case, ‘as-built’ means ‘actual post-occupancy performance’.
- This is in addition to a ≥19% reduction on Building Regulations 2013 carbon emissions, and a **further** ≥20% reduction through renewables (onsite or a local network). Developers must then pay to offset remaining emissions.

Solihull Draft [Local Plan 2021](#) (emerging – currently with inspector) Policy P9 requires that:

- All major developments must “implement a recognised quality regime that ensures the 'as built' performance (energy use, carbon emissions, indoor air quality, and overheating risk) matches the calculated design performance of dwellings as specified above [a 30% reduction on Part L 2013 commencing from now, and net zero carbon for all new development commencing from April 2025]”

Recommended policy wording for energy performance gap (New policy):

To ensure the performance gap between design and construction is minimised, applicants will be required to perform SAP calculations at the following points of the design:

1. Pre-planning, using design values
 - i. On submission of application
 - ii. Updated calculations as a result of changes negotiated through the assessment of the planning application
 - iii. Updated calculations resulting from any amendments that could affect energy performance, (including amendments that are otherwise considered ‘nonmaterial’ or ‘minor material’)
2. Post-construction, using figures from the building as constructed, incorporating all of the following.
 - i. Any specification changes to design values made to any SAP regulated building element during construction (including if the change is otherwise considered to be a nonmaterial or minor amendment)
 - ii. The measured air-permeability, tested in accordance with the procedures set out in CIBSE TM23, and reported as statutory compliance in Section 7 Part L.
 - iii. Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys
 - iv. Commissioning logbooks provided to demonstrate that ventilation and heating systems are operating as intended.

Applicants are required to correct significant deviations from design specification where practical. Where deviations are demonstrated to be impractical to correct, and which don’t lead to significant building performance issues, the applicant must calculate the additional carbon emissions of the deviation using the SAP 10.2 methodology. For additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.

Further, applicants are required to produce a home user guide in accordance with the updated approved document L template.

Proposed additional supporting text:

To demonstrate compliance with the policy NZC2(A), calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L. This calculation should be provided as part of any reserved matters application, full application, Section 73 application or section 96a (non-material amendment) application, to evidence the passive and energy efficient design for building performance.

3. Carbon offsets as a solution to ‘net zero’ in local plans

Carbon offset payments from developers were [pioneered](#) by Milton Keynes in 2008 and later adopted by Ashford and Islington, then across London, and now also Reading. These funds are meant to deliver actions that will prevent or remove the same amount of carbon that the development is calculated to emit over a certain number of years. Several key differences arise in how this kind of policy is applied:

- **Calculation and scope**
- **Pricing**
- **Collection and spending.**

Calculation and scope

Key differences here are:

- Whether to offset only **regulated** carbon emissions as calculated by SAP or SBEM (national calculation methods), or **also unregulated** emissions (and if so, how these should be calculated)
- **Number of years** of carbon emissions that the developer should pay for.
- **When the calculation should be performed** – i.e. at the time of planning application, or on completion or post-occupation to ensure the offset amount reflects reality

In the London Plan 2021, only regulated emissions must be offset (as calculated by SAP/SBEM). Some local authorities in London and elsewhere choose to also require offsets for unregulated emissions.

Pricing

- Either tied to a **nationally recognised ‘carbon price’** such as the [BEIS carbon valuation](#),
- Or the **cost of delivering local projects** that would remove or prevent the same amount of carbon.

The recommended London offset price is supported by a [2017 study](#) by AECOM. This explored the range of costs to enact projects that would save carbon, minus the amount of ‘copayment’ that can be secured (e.g. if homeowners pay part of the cost towards insulating their home, and the fund pays the rest). It concluded:

“Given the wide variability in the costs and carbon savings for potential carbon offsetting projects combined with the uncertainty in the percentage copayments that could be secured, it would be difficult to assemble sufficient evidence ... to analytically derive a robust [London-wide] carbon price based on the cost of offsetting projects. As such, the approach adopted in this study is to ... base [offset] prices ... on a **nationally recognised carbon pricing mechanism**”.

The study then identifies a **range of projects that could deliver carbon savings at the same cost per tonne** that would be set by the nationally recognised carbon price. Many of these projects would actually deliver carbon savings at a lower cost per tonne. This would enable some other projects to be pursued at a higher cost per tonne so that the **fund delivers carbon savings at an average cost per tonne that is the same as the payment per tonne** that would be received from developers at the nationally recognised price.

The study notes that offsetting must be considered in viability studies, and could be varied by the location in the same way that CIL zones differ. The London Plan 2021 lets boroughs to set their own price, noting that “a nationally recognised non-traded price of £95/tonne has been tested as part of the viability assessment for the London Plan”. [2018 Mayoral guidance](#) notes some LPAs have based their price on the average cost of local projects to save carbon, e.g. Lewisham (£104/tonne), which is re-tested in a local viability assessment. We note that it is important not to ‘double count’ the viability impact of net zero carbon policy, in that the assessment should consider the cost of achieving a

degree of carbon reductions on-site as a result of reasonable improvements to the building, and then only apply the cost of offsetting the *remaining* carbon.

Precedent: London Plan 2021 (adopted) ([link](#)):

Policy SI2 allows offset payments to partially meet the net zero carbon requirement. It applies to:

- **Major development** only
- Any **regulated** residual emissions over a period of 30 years, after enough upgrades have been designed-in to result in at least a 35% on-site reduction in the regulated emissions (using SAP/SBEM calculation).

There is no London-wide requirement to offset **unregulated** emissions, but major developments must still “calculate and minimise” these.

At least one London Borough (Islington) does additionally require an offset for unregulated emissions (as of a [2016 review](#) of practices across London).

The same NEF review found that most London local planning authorities (LPAs) require that the carbon is **calculated at the time of the planning application**. However, several of these LPAs then **update the calculation later**:

- **Recalculation at detailed design stage or discharge of planning conditions** (Croydon, Hackney, Islington, Hillingdon, Kingston)
- **Recalculation at ‘as built’ stage, on completion** (Brent, Enfield, City).

The London Plan Policy SI2 requires that each borough must maintain its own fund to hold and use these offset payments. This must be

- Ring-fenced for carbon reducing actions, and
- Its activities monitored and reported on annually.

Mayoral guidance ([2018](#)) requires that the **local carbon offset price** per tonne is based on

- either a nationally recognised carbon pricing mechanism (starting at £60/ton as the nationally recognised non-traded price, although the Plan 2021 raises this to £95/tonne)
- or the cost of offsetting carbon emissions across the local planning authority area.

Milton Keynes

A [2016 review](#) of offsetting practices noted that both Ashford and Milton Keynes originally established their local carbon price in 2008 using an estimate of typical costs of making carbon savings elsewhere in their respective districts. This was set at £200/tonne in 2008, plus inflation.

Milton Keynes [draft Sustainable Construction SPD \(2020\)](#) explains that the **offset must cover total energy use: both regulated emissions (calculated by SAP in homes or SBEM in non-domestic buildings) and unregulated emissions (calculated by BREDEM for homes; in nondomestic buildings this can be calculated using CIBSE Guide F, CIBSE TM54, or metered evidence from previous work)**.

This draft SPD notes that the price remains at **£200/tonne plus ‘indexation fluctuations’** which will be decided at the time of calculation. The **developer must only offset 1 year of emissions**, but the SPD notes that they may apply an annual multiplier in future iterations of the local plan.

Collection and spending of carbon offsets

London mayoral guidance (2018) notes that offset payments should be collected via Section 106 agreements in the usual way and by the same team, and that:

“LPAs generally choose to take **payment on commencement of construction** on site. Some choose to **split the payment**, with 50 per cent paid post-construction and **50 per cent prior to occupation**. This is up to the LPA to determine. However, taking payment later than commencement of works can mean a high degree of uncertainty as to when funding will be received and is unlikely to enable carbon savings from the offset fund to be delivered before the development is occupied, creating a delay in offsetting a development’s carbon impact. LPAs should also **note the time limits that apply to discharging Section 106 agreements and ensure funds are collected and spent in this time period.**”

One potential pitfall is that carbon offset payments received via S106 agreements have sometimes had to be returned after not being spent in the allotted timescale. National Planning Practice Guidance notes that:

“[Section 106] agreements should normally include clauses stating when and how the funds will be used by and allow for their return, after an agreed period of time, where they are not.”

This can be avoided. London’s 2019 annual survey of the use of offset funds notes that in that financial year, “No LPAs reported returning offset payments to developers” and also that “The GLA would not expect offset payments to be returned in any instance and expects LPAs to be collecting offset payments for all applicable developments and identifying suitable projects for spending funds.”

The Centre for Sustainable Energy [notes that](#) developers can ask for a refund of carbon offset payments that are unspent within 5 years. To avoid this, it recommends setting up:

“defined structures and processes to stimulate new markets and opportunities for carbon saving measures ... [Creating] an open application process to stimulate and attract carbon saving projects from council departments, the market and community that would be unviable without subsidy, for example community energy projects or insulation schemes. Applications should be proportionate to the scale of the funding provided, the emissions to be saved and the risk profile of projects. Programmes of standardised measures, low unit cost, low risk and lower variability of carbon savings (such as the many domestic insulation programmes, run by council housing departments) should be required to apply to the fund just once as a whole programme, with detailed implementation targets, specifications, predicted carbon savings and reporting processes and timetables. Once approved, it should be as simple as possible for residents, communities or businesses to access funding through these programmes.”

The 2018 London mayoral guidance encourages LPAs to pool Section 106 carbon offset payments rather than committing to spend them on specific projects. When the guidance was written, local planning authorities were only permitted to pool up to five S106 payments towards the same project, but this restriction was [removed](#) in 2019 and this can now be pooled with CIL payments too. Councils using either CIL or S106 must publish an infrastructure funding statement annually. When setting the carbon price, the LPA should factor in a cost to administer the fund and set up a pipeline of projects to be funded.

Recommended policy wording for offsetting policy: NZC(2)(D): Carbon Offsetting

- “Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:
 - 1) a cash in lieu contribution to the District Council’s carbon offsetting fund and/or
 - 2) at the Council’s discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be local, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government’s Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.
- Contributions to an offsetting scheme shall be secured through Section 106 Agreements.
- The amount of carbon to be offset will be according to the SAP or SBEM carbon emissions submitted in the energy statement as per policy NZC(1), plus a calculation for unregulated energy using BREDEM. This must then be multiplied to reflect emissions over a period of 30 years from completion. Where “zero-carbon ready” technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual [Treasury Green Book BEIS projections](#) of grid carbon intensity or future national equivalent).
- The initial carbon offset amount will be calculated at the time of submission. It must then be recalculated at completion, and an adjusted payment made if necessary.
- The payment will initially be priced at £245/annual tCO₂ but may rise annually in line with nationally recognised carbon prices. Funds raised through this means will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund’s performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.

In supporting text, add the following (in addition to existing text and further suggestions by EHEL):

- The carbon offset price of £245/tonne is the central figure for 2021 from the [nationally recognised non-traded valuation of carbon](#), released annually as part of the Treasury Green Book data by BEIS. This is the same approach precedentated in other local plan carbon offset schemes. Although the price for 2021 is higher than previous national prices adopted in by other local plans, the offset payment will nevertheless be small after the on-site reductions have been achieved and grid decarbonisation reductions are applied.
- Some carbon-saving interventions are more expensive while others will be cheaper, so the actual cost per tonne of carbon saved will vary between different projects. The council’s S106-based offset fund will support a portfolio of projects that delivers measurable carbon savings at an average cost per tonne equal to that paid per tonne by developers. This approach is precedentated in other planning areas such as London. This average cost of carbon savings delivered by the fund will consider the cost of fund administration, project identification and setup, and insurance against failure/reversal of delivered projects). Projects are yet to be formalised by Warwick District Council, but will deliver carbon-saving interventions that would otherwise not be deliverable with other available funds. Projects could include but are not limited to: renewable energy generation; energy retrofitting in existing buildings; large-scale tree planting. Projects will be delivered within Warwick District wherever possible but could include cross-border initiatives where there is a benefit to doing so (e.g. deliverability; economies of scale; social benefits) so long as the carbon savings can still be ascribed to Warwick District (for example, if there were an opportunity for a renewable energy generation facility that directly supplies premises in Warwick).

Precedent: Other 'net zero carbon' local plan offset requirements

Reading [Local Plan 2019](#), Policy H5 (Standards for New Housing) includes that:

- Major residential development must be zero carbon unless it can be clearly demonstrated that this would render the development unviable.
- Non-major residential development must achieve a 19% reduction on the carbon emissions set by Part L 2013 and calculated by SAP.
- Supporting text to the policy notes that in general, 'zero carbon' will involve a 35% onsite reduction in carbon against the Building Regulations 2013 (SAP calculations), and the rest offset at £60/tonne x 30 years via Section 106. Non-major development can also fulfil the 19% reduction through an offset contribution if it cannot be done on site.
- The [accompanying SPD](#) notes that this carbon price is set because it is the nationally recognised carbon price (and refers to the London and AECOM studies as above). It gives the example of a recent 68m² mid-floor flat complying with the 35% onsite reduction and offsetting the rest, resulting in an offset payment of only £1280.91. It also notes that the price of carbon may be adjusted in future to account for inflation or other changes.
- The SPD also explains that applicants should provide a projected SAP report and calculation of the required offset payment at the time of planning submission (along with the Energy Statement and Sustainability Statement). The purpose of this is to "provide confidence to the LPA that the requirements of the Local Plan have been considered and can be met".
- A condition will then be applied requiring submission of the final SAP report (demonstrating policy compliance) after completion of development, and no later than 6 months after first occupation. This final SAP report is what determines the offset payment amount.

Sutton [Local Plan 2018](#) (adopted), Policy 31 (Carbon and Energy)

2. Sutton applies the London Plan requirement for a 35% reduction in on-site carbon emissions (calculated with SAP against a baseline of Part L 2013) before requiring offsets for the remaining emissions of £60/tonne over a 30-year period.
3. This matches the nationally recognised carbon price recommended by the London/AECOM study mentioned above.
4. The offsetting requirement only applies to homes, while non-residential developments only have to achieve the 35% on-site reduction.
5. [As an alternative to the S106 offset payment, the developer can instead offer a 'unilateral undertaking' \(usually an additional, non-negotiated payment that does not come with a mutual obligation for the council to deliver anything in particular unlike S106 payments\)](#)
6. Planning applications must come with an Energy Statement laying out how the development will comply with the requirement to apply the energy hierarchy and achieve this minimum 35% reduction (SAP calculation 'as designed', not 'as built').
7. The 'as designed' SAP calculation contained in this Energy Statement forms the basis for the calculation of the offset payment.

4. Embodied carbon (EC) – a potential new policy for Warwick ZC DPD

This topic was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emissions.

Building Regulations will reduce operational emissions from buildings towards zero, however as operational emissions reduce, the embodied carbon (EC) emissions can be as much as 50% of total emissions over a building's lifetime. Despite this, national policy does not currently require embodied carbon emissions to be measured. Most embodied carbon emissions occur near the start of a building project, so local authorities have an important role to play in filling the gap left by national policy by setting their own requirements.

New Residential Buildings

Residential buildings would be best targeted on the size of developments, rather than the size of individual dwellings. This would improve efficiency of EC reduction measures, targeting the larger developments. It would also currently be cost prohibitive for one-off and small developments to undertake embodied carbon assessments.

Smaller developments could however be required to reduce EC, through targeting and cost-effective EC reduction measures, such as lower carbon concrete, increased use of natural materials, timber frame, eco-paints, higher recycled content carpets, timber flooring...etc. This approach would be most effective with clear and concise guidance, written for a public audience, outlining a series of simple and cost-effective embodied carbon reduction measures that they could implement.

New Non-Domestic Buildings

For new non-domestic buildings, consideration should be given to setting a threshold on size, such as m² floor area, or construction value, £, to require EC measurement. Larger developments are increasingly completing building life cycle assessments for the building rating system *BREEAM* credits. These developments should also be required to reduce EC.

New Infrastructure

When implemented correctly, EC can also reduce costs of infrastructure. This should also consider operational carbon, known as whole life carbon. It was concluded that “reducing carbon reduces costs” in the Infrastructure Carbon Review 2013, published by HM Treasury.

An isolated carbon assessment cannot be expected to achieve this. Instead, carbon reduction needs to be embedded within an infrastructure project and organisation, such as compliance with the standard PAS 2080, Carbon Management in Infrastructure.

Conclusion and reasons for recommendation

It is recommended to consider a policy for embodied carbon reduction and embodied carbon measurement.

This should be based upon a threshold of above a specified floor area, m², and / or construction spend, £.

Thresholds should be considered in local context to capture schemes and applicants who would have most opportunity to take advantage of alternative materials use e.g. large-scale developers and strategic commercial developments. Requirements on embodied carbon reduction, could be increased on a future timeline. For example:

- This approach is recommended to target the larger developments, which have a good opportunity to reduce embodied carbon.
- The opportunity to reduce embodied carbon needs to be taken at the start of the project prior to construction. Once the building is complete, it is no longer possible to reduce embodied carbon of the construction.

Other options considered and reasons rejected

Embodied carbon assessment for all buildings was considered, but judged unfeasible for small, one-off residential buildings and refurbishments. However, those could be targeted by requiring effort to reduce embodied carbon. Particularly if presented with clear guidance on targeted and cost-effective embodied carbon reduction measures.

Recommended policy wording for new policy on embodied carbon: NZC(3)

Development should address the type, life cycle and source of materials to be used at application.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used prior to construction.

Proposed additional supporting text:

New development should demonstrate through its Sustainability Statement how the embodied carbon of materials used on the development will be reduced.

The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and disposal. Use of environmental assessment methods such as BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable such a statement.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used.

N.B ‘Super-major’ development in the context of this DPD refers to >50 homes or 1000sqm.

n.b. The threshold ‘super-major’ has been amended from precedents to reflect the relative size of larger scale development applications likely to be received in Warwick.

Precedent: Other ‘embodied carbon’ initiatives

Royal Institute of British Architects (RIBA) 2030 climate challenge, which sets ambitious EC reduction targets for 2025 and 2030.

Residential RIBA challenge targets, compared with 2020:

- 2025 = 25% lower EC.
- 2030 = 50% lower EC.

Non-domestic RIBA challenge targets, compared with 2020:

- 2025 = 19% lower EC.
- 2030 = 37.5% lower EC.

These targets are designed as a challenge, but could be implemented more gradually on a timeline.

Scotland is currently developing a Net Zero Carbon method for Public Sector buildings, as a voluntary initiative.

Netherlands has required all residential and office buildings over 100m² to have a building Life Cycle Assessment (LCA) since 2013. Although a larger threshold is recommended, to target larger developments which can accommodate the resource.

Bristol draft Local Plan 2019 policy CCS4 details requirements for new developments to demonstrate consideration in the Sustainability Statement with super-major developments including a whole-life assessment. **Super Major developments are 100 residential units and above, and 10,000sq m of commercial floorspace and above** in the [Pre Application Advice for planning and related applications](#) document.

Greater London Authority – The London Plan: Intend to Publish 2019

Policy SI 2 Minimising greenhouse gas emissions

F. Development proposals referable to the mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

Greater Manchester Combined Authority – GM Plan for Homes, Jobs and the Environment 2019

Policy GM-S 2 Carbon and Energy

e. Include a carbon assessment to demonstrate how the design and layout of the development sought to maximize reductions in whole life CO2 equivalent carbon emissions.

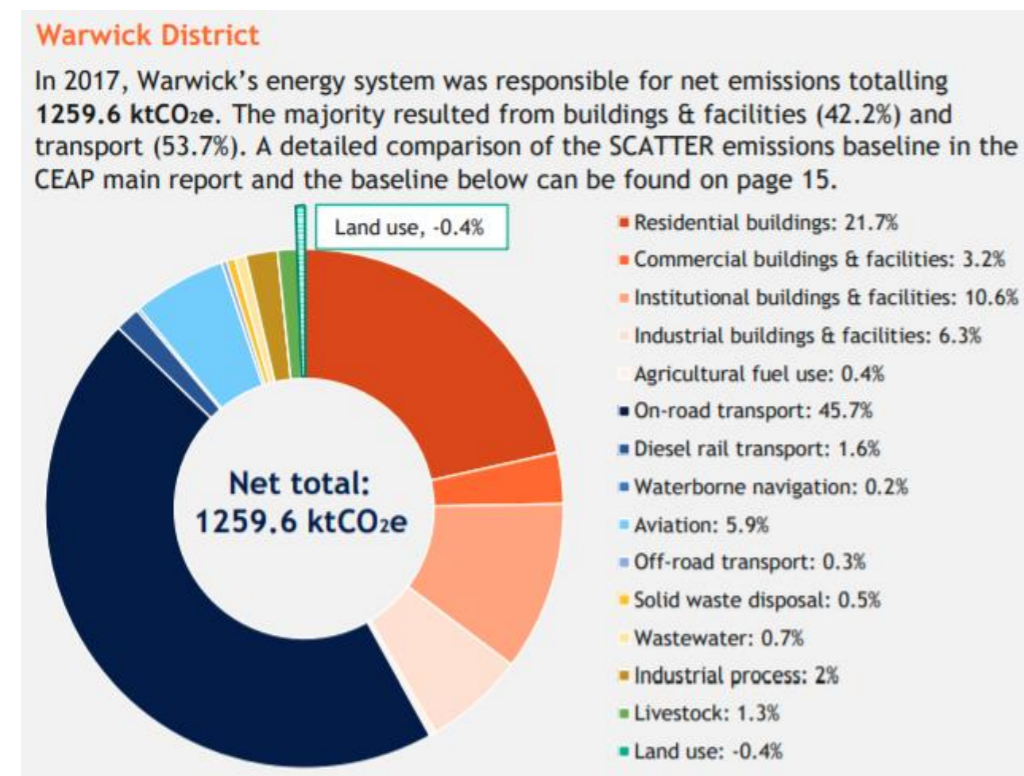
5. Existing buildings – a potential new policy for Warwick ZC DPD

This policy was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emission.

While the Development Plan Documents does not have a great deal of ability to influence carbon reduction in existing buildings, conservation policies should be reviewed for compatibility with the zero-carbon agenda. The documents' influence over existing emissions is more limited, or indirect. The biggest impact the development plan document can have on existing emissions is facilitating new renewable energy generation – as this will help to bring down emissions in all sectors where electricity is used.

The future for existing buildings

South Warwickshire Climate Action Support (2021) calculated that existing residential and commercial buildings currently account for 24.9% of GHG emissions in Warwick District.



SCATTER emissions inventory for Warwick District, 2017. From: Warwick & Stratford District Councils South Warwickshire Climate Action Support (2021), Anthesis

Carbon Budget Reports present recommended climate change commitments for UK local authority areas that are aligned with the commitments in the United Nations Paris Agreement, informed by the latest science on climate change and defined by science based carbon budget setting.²³ If we allocate existing buildings a share of Warwick's

carbon budget²⁴, they would consume their budget within 5 years. It is clear, therefore, that tackling carbon emissions from existing buildings is of paramount and urgent importance.

There are 58,700 homes in Warwick, to stay within their carbon budget gas boilers would need to be removed in the 2020s peaking at around 14,000 replacements per year – any slower pace could not stay within carbon budgets.

The Committee on Climate Change concluded that at least 90% of existing buildings should have energy efficient retrofits for the UK to meet its zero carbon targets.

Buildings in Warwick

Existing buildings in Warwick should be made zero carbon where possible. This must be achieved through:

1. Energy efficient retrofits for the majority of buildings;
2. replacement of fossil fuel heating with low carbon heating sources;
3. zero carbon electricity (through either on-site renewables or through off-site renewables).

Policy should be reviewed in a pragmatic manner with regards to listed buildings and conservation areas. The question of whether their heritage asset value truly warrants 'absolute' preservation will need consideration. For example, by the addition of solar panels or upgrading of windows. Consideration could also be given to whether some buildings can be re-purposed to house functions more suitable to their energy profile.

Barriers to retrofit

It will not be possible to retrofit existing buildings to the same levels of fabric efficiency and so it has to be accepted that these buildings will take a disproportionate share of carbon budgets. Many will require a larger upfront cost per floor area of the building than new build as rely on installation of onsite energy generation.

Disruption to existing building occupants needs to be managed effectively. Costs for relocation vs elemental phasing should be considered as well as offsite manufacturing.

A significant barrier to adoption of high-performance design and construction in the UK is the current industry skills gap in delivering ultra-low energy buildings. While design professionals may lack proficiency in design strategies and terminology, construction professionals and Building Control bodies may not fully understand their practical application.²⁵

²³ <https://carbonbudget.manchester.ac.uk/>

²⁴ <https://carbonbudget.manchester.ac.uk/reports/E07000222/>

²⁵ LETI Climate Emergency Design Guide, LETI, 2020

What the development plan document should do

The ability of the development plan document to influence the carbon emissions of existing buildings is limited. However, there are areas in which policy can impact existing buildings: listed buildings; buildings in conservation areas; buildings which are undergoing a “change-of-use”.

Policies as listed in the precedents here (Wokingham and Milton Keynes) help give planning officers and council members more certainty about how they should weigh up the climate and heritage impacts of proposals for changes to existing buildings that require planning permission. Such policies also help give more certainty to existing building owners that their proposals for change are more likely to be accepted if they put the effort into devising measures for energy efficiency and renewable energy, so long as these are designed with a suitable degree of sensitivity to the building and its context.

Mechanisms such as Supplementary Planning Guidance, supportive policies and Local Development Orders could be considered to facilitate emissions reductions from existing buildings by taking a permissive stance towards the addition of certain carbon-reducing interventions that building owners might otherwise consider would be opposed in the planning process. These can also lay out ways to implement such interventions in a way that can be acceptable in heritage terms, giving building owners ideas that they might not have otherwise known about, and improving the overall quality of proposals for change to existing buildings.

Recommended policy wording for existing buildings: NZC(4)

All developments should demonstrate a consideration for sustainable construction and alternatives to conventionally fuel gas boilers. This should be explored through a Low Zero Carbon assessment of low carbon options within the submitted application documents (e.g. the energy statement).

Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.

Proposed supporting text

Proposals for alterations and extensions to existing buildings should target an average heating energy demand of 40kWh/m². Detailed guidance for existing buildings is provided by LETI’s Climate Emergency Retrofit Guide.

²⁶ <https://www.leti.london/retrofit>

Notes on standards and thresholds:

The LETI Climate Emergency Retrofit Guide²⁶ provides retrofit fabric, system and energy use intensity targets for best practice and exemplar projects.

The Building Regulations Approved Document L 2010(2021 Edition) Part 1B and 2B for Domestic and Non-Domestic Buildings provides a threshold for major renovation: “A major renovation is when more than 25% of the surface area of the external building envelope is renovated.”²⁷

Precedent: Other ‘existing buildings’ requirements

Wokingham draft local plan update

Draft Climate Change Policy SS8 confirms the local plan will “support retrofitting existing buildings with measures to improve their energy efficiency and generate onsite renewable energy”.

Supporting text notes that “Proposals to sensitively refurbish or retrospectively improve the performance to reduce their energy use and improve comfort will be supported. Interventions to upgrade historic buildings should be undertaken sensitively in recognition of their heritage value.”

This is supported by policy DH7 (Energy) which includes that:

“Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits[*]. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are protected.”

*Please note: This first sentence is identical to **Milton Keynes adopted local plan 2019 Policy SC1** (point N), therefore is supported by that precedent.

Wokingham draft **Policy SS9, Adaptation to Climate Change** also provides that:

“Proposals involving both new and existing buildings should demonstrate how they have been designed to maximise resistance and resilience to climate change, for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc; ...”

²⁷ <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

Net-Zero Carbon Development Plan Document: Revised Viability Study



Prepared for
Warwick District Council

February 2022

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1 Summary

- 1.1 On 27 June 2019, Warwick District Council declared a climate emergency, as a result of which the Council adopted a Climate Change Emergency Action Programme in February 2020, which included an objective of introducing planning policies aimed at tackling climate change. In response to this, the Council has prepared a Net-Zero Carbon Development Plan Document ('NZC DPD'), which will enable the District to be as close as possible to net carbon zero by 2030. The DPD defines 'carbon' as *"all greenhouse gases excluding water vapour... [which] will require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent"*. The DPD identifies a suite of policies designed to help the Council meet its objective of tackling climate change and achieving net-zero carbon development by 2030.
- 1.2 Our June 2021 report tested the ability of developments in Warwick District to accommodate the policies in the Regulation 18 consultation version of the NZC DPD, alongside plan policies in the adopted Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation). The Council undertook its Regulation 18 consultation between 26 July and 13 September 2021 and have reflected changes in the DPD as a result of feedback. This re-issued study addresses the points raised in the Regulation 18 consultation and the changes to the emerging DPD policies.
- 1.3 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.4 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and alongside the emerging requirements of the NZC DPD) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging climate change policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.5 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.6 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of emerging updated policies at a time when commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth published in March 2020 following the easing of the third lockdown in England point to growth in mainstream markets in the West Midlands. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.7 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging climate change policies. These analyses underline the need for flexible application of policy requirements, which is already

built into the emerging Plan.

Key findings

- 1.8 The key findings from our assessment of the Council's consultation policies and our recommendations are summarised as follows:
- In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies need to be applied with a degree of flexibility so that meaningful policy targets can be set.
 - In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision.
 - The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage.
 - Alternatively, the NZC DPD seeks to expand existing Policy DM2 ('Assessing Viability') to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
 - In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a de minimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.
 - Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term.
 - It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry.

2 Introduction

- 2.1 Warwick District Council ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging policies in the draft '*Net-Zero Carbon Development Plan Document (Consultation Draft)*' May 2021 ('NZC DPD') alongside adopted Local Plan policies and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the ability of developments in the District to absorb additional policy requirements relating to climate and ecological emergencies. Our June 2021 Report addressed the policies in the Regulation 18 version of the DPD and this re-issued report addresses both the responses to the consultation (see Appendix 10) and the revised policies in the Regulation 19 version of the DPD.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by historic applications recently approved by the Council. Our particular focus is on the ability of those development typologies to meet the Council's emerging climate change policies, alongside existing policy targets for affordable housing and accessibility. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. In some circumstances it may be necessary to apply policies flexibly where costs or other factors emerge that were not known at the plan making stage, in accordance with PPG paragraph 007.
- 2.3 The study will form part of the Council's evidence supporting the NZC DPD in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Warwick District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The typologies tested are informed by capacity on live applications and clearly the actual quantum of floorspace in future planning applications may differ, depending on site-specific circumstances.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The referendum on the UK's membership of the EU resulted in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

of the UK's June 2016 referendum, and the UK housing market surprised many following 2016.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index ("ERI") was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On the 19 March, the BoE again lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence of suppressing the virus within the United Kingdom, however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The United Kingdom has since produced a roadmap of the easing of restrictions that will lead to increased economic activity and the return to relative normality.
- 2.12 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate "*The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary*". The BoE stated in June 2020 that '*UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently*'. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that '*Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending*'.
- 2.13 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated the UK economy receded by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated '*Although recent vaccine approvals have raised hopes of a turnaround in the pandemic*

later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies’.

- 2.14 Despite the significant economic headwinds facing the U.K., the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax’s Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *“Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high. Russell Galley goes on to state that ‘few could have predicted quite how well the housing market would ride out the impact of the pandemic’.*
- 2.15 Nationwide’s Chief Economist, Robert Gardener, commented the following in Nationwide’s December 2021 House Price Index Report “Annual house price growth remained in double digits in December at 10.4%, making 2021 the strongest calendar year performance since 2006. Prices rose by 1% month-on-month, after taking account of seasonal effects. The price of a typical UK home is now at a record high of £254,822, up £23,902 over the year - the largest rise we’ve seen in a single year in cash terms. Prices are now 16% higher than before the pandemic struck in early 2020. Demand has remained strong in recent months, despite the end of the stamp duty holiday at the end of September”. Both Nationwide and Halifax indicate the house price growth should slow considerably resulting from increased inflationary pressures on everyday household budgets and interest rate rises. Halifax reported, “Looking ahead, the prospect that interest rates may rise further this year to tackle rising inflation and increasing pressures on household budgets suggest house price growth will slow considerably. Our expectation is that house prices will maintain their current strong levels, but that growth relative to the last two years will be at a slower pace” (Halifax December 2021 House Price Index).
- 2.16 Savills have stated within their January 2022 Residential Housing Update article that the housing market is performing above expectations “With house price growth at 10.4%, 2021 was the strongest calendar year for price growth since before the Global Financial Crisis (GFC) in 2008. House prices rose by 1.0% in December alone, according to Nationwide, and annual house price growth has now exceeded 10% in seven of the last eight months” Savills also forecast that they expect house prices to sustain momentum in the coming months but also noted that growth may also be curtailed in 2022 “Rising interest rates present a longer term restraint on house price growth. The Bank of England’s base rate rise to 0.25% has been reflected by mortgage lenders, but will have little effect on the market. A further rise to 0.5% is expected in the middle of the year. This is particularly bad news for first time buyers, who also face rapidly rising rents and energy bills, limiting their ability to save for a deposit.
- 2.17 Molior’s October 2021 Quarterly Analysis indicates that the housing market is performing well in light of the shortage of construction materials and labour that a number of developers are experiencing, “Q3 2021 saw the strongest number of new homes sold in London during the last 12 months. And, unlike the growth seen in Q2, this was not just due to Build to Rent (BTR) activity. Sales agents and marketing suites across the wider market have many stories of success to tell. If BTR is removed from the numbers, 3,360 units sold to other market segments during Q3 2021. That is up 20% compared to Q2 and is the highest quarterly figure in the last 12 months....Having scaled a modest peak in time for the end of full stamp duty relief on 30 June 2021, build completions fell by 30% during Q3 and construction programmes are extended across the board. The reasons for this slump cover the full range of labour, plant and materials shortages, well covered in the media and build costs are expected to rise.” (Molior Quarterly Analysis October 2021).
- 2.18 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate’s Q2 2017 Housing Market Report, “the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to

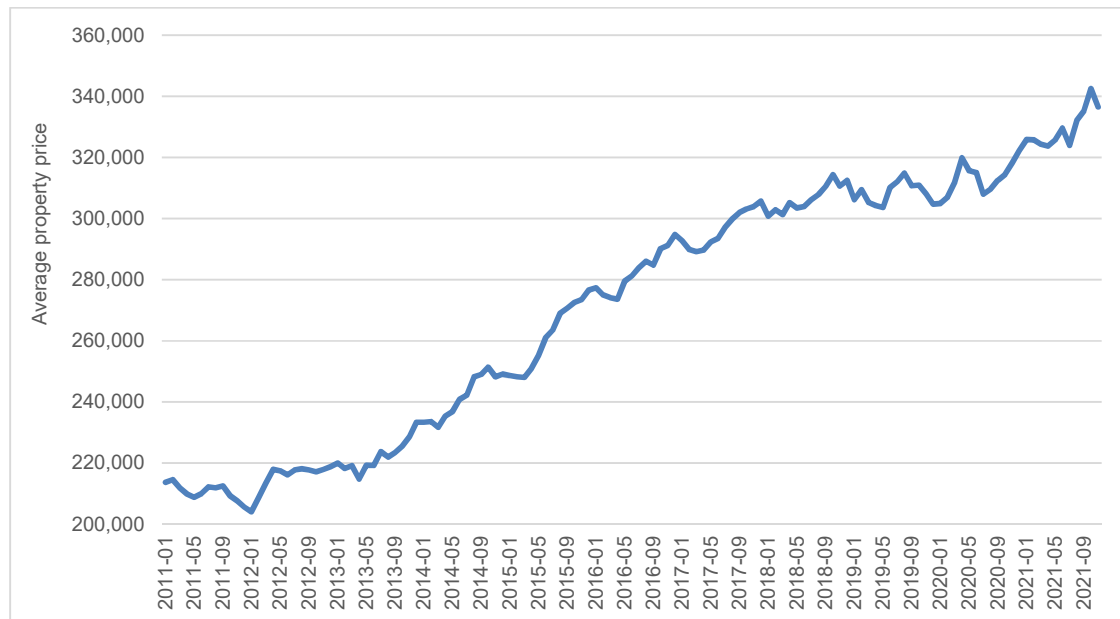
dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.” The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the UK Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount which increased activity in the sector until the stamp duty holiday ceased in September 2021.

- 2.19 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that that will help both first time buyers and current home owners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC and NatWest and from Virgin Money in May 2021.
- 2.20 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

Local Housing Market Context

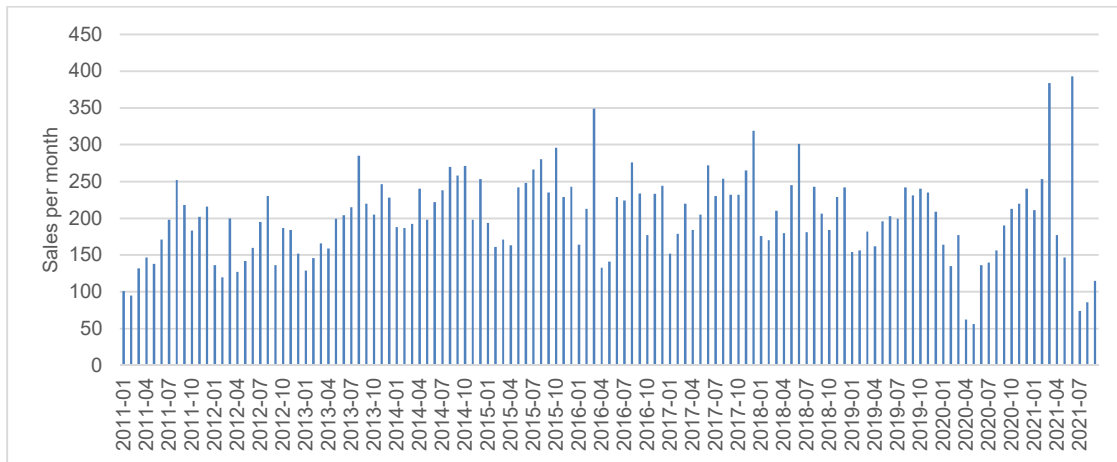
- 2.21 House prices in Warwick District have followed recent national trends, with values increasing between 2011 and 2018 and remaining broadly unchanged until 2020, as shown in Figure 2.21.1. Between January 2020 and November 2021, prices increased by 10.4%. Sales volumes fell below historic levels in the first half of 2020 but have since recovered (see Figure 2.22.2). By November 2021, sales values had increased by 58% in comparison to values in January 2012.

Figure 2.21.1: Average sales values in Warwick District



Source: Land Registry

Figure 2.21.2: Sales volumes in Warwick District (sales per month)



Source: Land Registry

- 2.22 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecast Winter 2021* indicates that values are expected to grow in the West Midlands by 4.0% in 2022, 5.5% in 2022, 3.5% in 2023, 3.0% in 2024, 2.5% in 2025 and 2.0% in 2026. This equates to cumulative growth of 15.9% between 2022 and 2026 inclusive. This is slightly higher than predicted cumulative growth for the UK as a whole of 13.1%.

Private rented sector market context

- 2.23 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.24 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.25 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.26 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, lower profit margins (typically 13-15% of GDV) and forward funding arrangements will reduce costs which partially offsets the reduction in market value to some degree.
- 2.27 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent

² Knight Frank 'Multihousing 2019: PRS Research 2019

product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.28 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.29 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.30 Paragraph 57 of the NPPF suggests 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. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.31 In Warwick and Leamington Spa, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 2.32 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group³ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value⁴, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.33 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system⁶ i.e. the use of ‘pooled’ S106 obligations, was

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.34 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.35 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.36 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.38 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.39 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.40 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: [25-022-20190901](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.41 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011

amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.42 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.43 As a result, the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Warwick District CIL

- 2.44 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 2.46.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.

Table 2.46.1: CIL rates per net additional square metre in the adopted Charging Schedule

| Intended use of development | CIL charge per square metre | CIL charge per square metre (Indexed) |
|---|-----------------------------|---------------------------------------|
| Residential Development | | |
| Zone A (Warwick, E. of Leamington and lower value rural) | £70 | £76.93 |
| Zones B and D (much of Leamington, Whitnash and high value rural) | £195 | £214.31 |
| Zone C (Kenilworth) | £140 | £153.86 |
| Residential (identified Local Plan Housing Sites over 300 dwellings) | | |
| H03 East of Whitnash (500 dwellings) | £0 | £0 |
| H06 East of Kenilworth (Thickthorn) (760 dwellings) | £25 | £27.48 |
| H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings) | £25 | £27.48 |
| H42 Westwood Heath (425 dwellings) | £55 | £60.45 |
| H43 Kings Hill (up to 4000 dwellings) | £55 | £60.45 |
| Retail Floorspace | | |
| Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone | £65 | £71.44 |
| Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone | £0 | £0 |
| Retail Development 2500 square metres floorspace or over - whole District | £105 | £115.40 |
| Student Housing: Whole District | | |
| Student Housing | £100 | £109.90 |

Local Policy context

- 2.45 There are numerous policy requirements that are now embedded in base build costs for schemes in Warwick District addressing Local Plan (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis of the potential impacts of the Council's Local Plan policies.
- 2.46 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. The affordable housing policy is tested despite reflecting the existing policy, as it has a significant bearing on the viability of developments, even though it has been in place for some time. On some schemes, Local Plan policy H2 acknowledges that sometimes there may be trade-offs between policy objectives that require an alternative affordable housing percentage or tenure mix.
- 2.47 In addition to financing infrastructure through CIL and (subject to pooling restrictions) Section 106, Local Plan Policy H2 requires developments providing 11 or more units to deliver 40% affordable housing without subsidy (subject to viability). Policy H2 notes that the tenure mix will be subject to site-specification negotiation, but the Council's Annual Monitoring Report indicates that 68.9% of affordable units were provided as social or affordable rented, with the balance delivered as shared ownership. For testing purposes, we have applied a tenure split of 70% social rented and 30% shared ownership housing.
- 2.48 Policy H3 address the delivery of affordable housing through rural exception sites and acknowledged that an element of cross-subsidisation from market housing may be required. The amount of cross

subsidy from market housing may increase as a result of the emerging requirements in the NZC DPD.

- 2.49 Policy H4 requires that developments provide a mix of housing to meet needs identified in the latest Strategic Housing Market Assessment, but also having regard to physical site constraints; location issues; and development constraints which may impact on viability.
- 2.50 Policy TR1 requires (among other requirements) the provision of electric vehicle charging points when developments incorporate off-street car parking. We have incorporated these costs into our appraisals.
- 2.51 Policy HS4 seeks contributions from developments towards the improvement and maintenance of open space, sports and recreation facilities. For many sites, contributions will be secured through CIL or within normal levels of planning obligations. Provision of new open space on major developments will be addressed within the overall gross site area and will impact on the net developable area.
- 2.52 Policy NE3 requires that new developments should protect, enhance and restore habitat biodiversity. We have incorporated a cost allowance for the provision of green roofs in our appraisals as a proxy for the range of measures that developers can deploy to enhance biodiversity within developments.
- 2.53 Policy DM1 requires that developments provide or contribute towards measures to mitigate harm; physical and social infrastructure required by the development itself (which would need to be reflected in the land value in accordance with the PPG). The policy indicates that contributions towards off-site infrastructure will be sought through CIL and (where relevant) through Section 106 obligations.
- 2.54 Policy DM2 notes the Council's expectation that developments will comply with policies within the Plan unless it can be demonstrated that the policies will result in a development becoming unviable. Where a development is unable to meet the required policies, applicants are required to submit full viability assessments which will be subject to independent review on the Council's behalf.

Additional requirements in the NZC DPD

- 2.55 The Regulation 18 version of the NZC DPD identified a range of proposed amendments to adopted policies, as listed at Appendix 1, together with our identification of emerging policy options which might have a direct cost impact for new development. The Council has subsequently amended the policies for a Regulation 19 consultation and those which have direct cost implications for developments are summarised as follows:
 - **Consultation Policy NZC1 "Achieving Net Zero Carbon Development"** sets out the Council's requirement that new development should achieve a minimum 63% reduction in carbon emissions as compared to the baseline emission rate set by Building Regulations Part L 2021, through reductions in energy demand; incorporating and utilising zero or low carbon energy sources; and offsetting any residual carbon impacts. The policies in the NZC DPD will apply to all new residential developments of 1 dwelling or more; other new residential buildings which will be physically separate from a main dwelling or used separately from the main dwelling; whole building conversions to residential or commercial uses; all new non-residential buildings exceeding 1,000 square metres; hotels; and residential institutions.
 - **Consultation Policy NZC2 "Making buildings energy efficient"** outlines a requirement for new residential development to achieve a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency. New non-residential developments, hotels and residential institutions of 1,000 square metres or more are required to achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures.
 - **Consultation Policy NZC(B) "Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology"** outlines a requirement for residential development and non-residential development of 1,000 square metres or more are required to demonstrate through an energy

statement that additional renewal, zero and low energy carbon technologies have been provided on-site. Energy statements should also demonstrate that, where full compliance is not possible, that renewable, zero and low carbon energy technologies have been utilised to the fullest possible extent.

- **Consultation Policy NZC2(C) “Carbon Offsetting”** outlines the Council’s requirements for carbon offsetting, either through a payment in lieu, or through a verified off-site offsetting scheme.
- **Consultation Policy NZC3 “Embodied Carbon”** requires that new development should demonstrate through an energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been reduced where possible. Larger developments (50 residential units or 5,000 square metres or more of non-residential floorspace) should be accompanied by a whole-life assessment of the materials used in the development.
- **Consultation Policy NZC4 “Existing Buildings”** requires that developments of existing buildings should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1. This should include consideration of alternatives to fossil fuel boilers. These requirements should be explored through a Low/Zero Carbon assessment of low carbon options within the application documents.

Development context

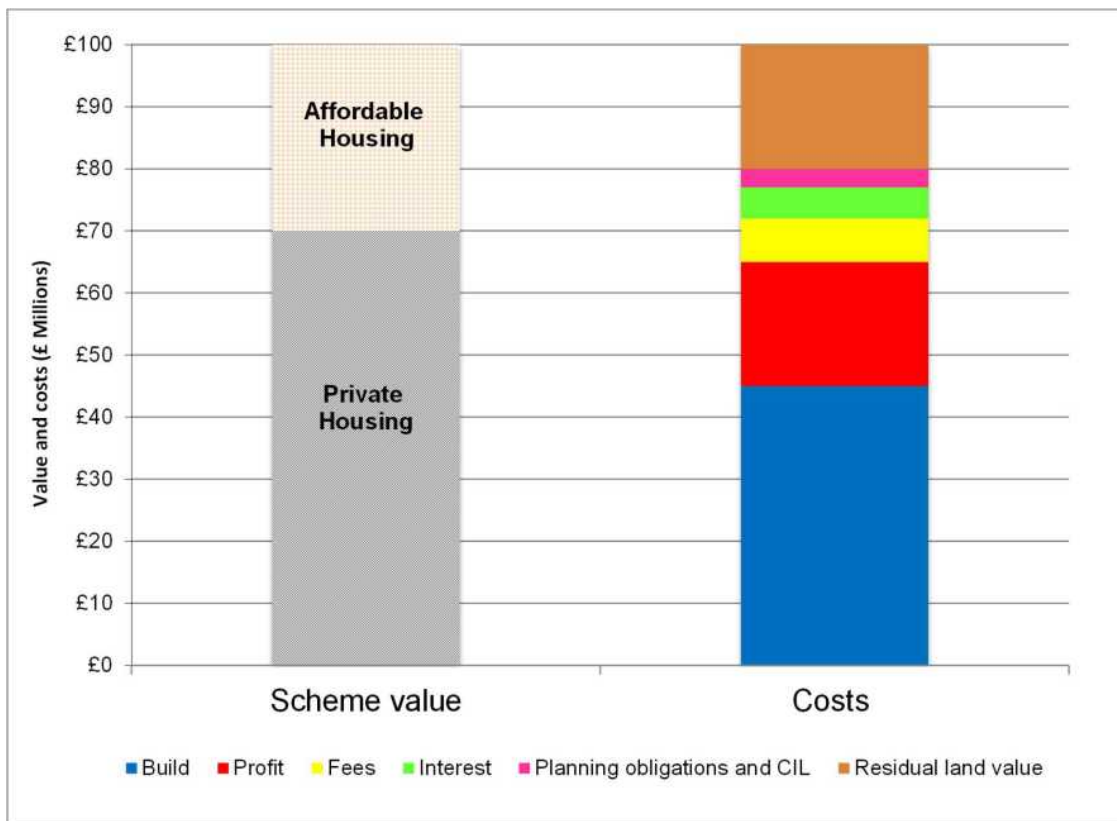
- 2.56 Warwick District is located between Coventry City to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. Most of the population of the District (90%) reside in one of the main urban areas (Kenilworth, Royal Leamington Spa, Warwick and Whitnash), with the remaining 10% living in smaller villages. 80% of the rural area of the District lies within the West Midlands Green Belt.

3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Warwick District and tests the Council's emerging NZC DPD policies alongside adopted policies and CIL rates in the adopted Charging Schedule.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Warwick District, some sites will have been

previously developed, while others will come forward on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17-20% profit on value of the private housing element, depending on the type of scheme, location, demand and price point.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which sometimes exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this report was published well before the 2019 PPG, the approach it advocates remains consistent with national guidance.

“precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”. The 2019 NPPF no longer refers to “competitive returns” but the 2019 PPG refers to the need for a premium above EUV instead.

- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

- 3.11 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions. The RICS has subsequently revised its guidance and the market value approach that was previously advocated has been dropped in favour of an approach which replicates the 2019 PPG.

- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Warwick District, where many sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

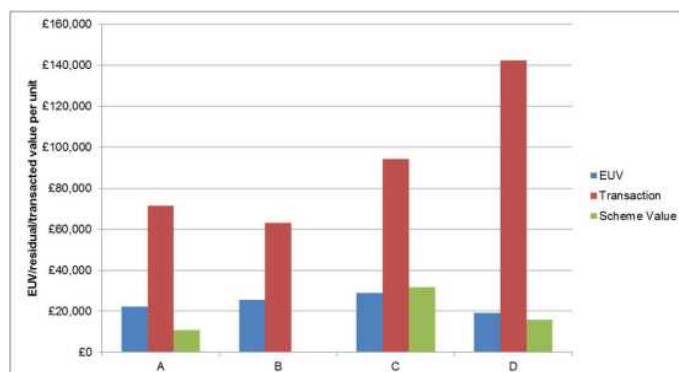
“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”. The Guidance goes on to state that “it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”.

3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.16.1: Comparison of residual values to existing use value and price paid for site



3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Warwick District.

Development typologies

- 4.2 We have appraised 24 development typologies tested across the District reflecting schemes to represent the types of sites that the Council expects to come forward over the life of the NZC DPD.
- 4.3 The development typologies are identified in Table 4.3.1 overleaf with additional detail provided in Appendix 2. The typologies are informed by schemes that reflect application schemes for which the Council has granted planning permission and are either under construction or not yet started.
- 4.4 The typologies reflect a range of scheme sizes from 3 units to 300 units and include both flatted and housing schemes. Some of the residential typologies incorporate commercial floorspace, reflecting their urban locations. We have also appraised non-residential development typologies, including hotel schemes; retail schemes; office schemes; and industrial/warehousing schemes.

Residential sales values

- 4.5 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the District. We have considered comparable evidence of new build schemes and resales of existing units across the District between 1 January 2020 and 30 November 2021. Over this period, 3,109 properties were transacted, of which 265 were new build and 2,844 were resales of second hand units (these transactions are attached as Appendix 3). We have applied the change in the Land Registry House Price Index between the date of each transaction and today's date to reflect the change in values since the sales were completed.
- 4.6 This data indicates that developments in the District will attract average sales values ranging from circa £3,305 per square metre (£307 per square foot) to £4,394 per square metre (£408 per square foot). The highest sales values are achieved in Leamington Spa and the rural settlements of Rowington, Hatton, Leek Wootton and Hatton Park), while the lowest values are achieved in parts of Warwick (see Table 4.6.1).

Table 4.6.1: Residential sales values by postcode sector (per square metre)

| Postcode sector | Location(s) | Average achieved values |
|-----------------|---|-------------------------|
| B94 6 | Lapworth | £4,657 |
| CV31 1 | Leamington Spa, Radford Semele, Sydenham | £3,756 |
| CV31 2 | Leamington Spa, Witnash | £3,536 |
| CV31 3 | Leamington Spa | £3,607 |
| CV32 4 | Leamington Spa | £4,040 |
| CV32 5 | Leamington Spa | £3,982 |
| CV32 6 | Leamington Spa | £4,299 |
| CV32 7 | Leamington Spa, Cubbington | £3,894 |
| CV33 9 | Cubbington, Bishops Tachbrook, Weston under Wetherley | £3,860 |
| CV34 4 | Warwick | £3,458 |
| CV34 5 | Warwick | £3,689 |
| CV34 6 | Warwick, Heathcote | £3,842 |

| Postcode sector | Location(s) | Average achieved values |
|-----------------|--|-------------------------|
| CV34 7 | Warwick | £4,137 |
| CV34 8 | Warwick | £4,243 |
| CV35 7 | Rowington, Hatton, Leek Wootton, Hatton Park | £4,105 |
| CV35 8 | Barford, Norton Lindsey, Hampton Magna | £4,001 |
| CV8 1 | Kenilworth, Burton Green | £4,195 |
| CV8 2 | Kenilworth | £4,375 |
| CV8 3 | Bubbenhall, Stoneleigh | £3,802 |

- 4.7 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.7.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.7.1.

Table 4.7.1: Growth scenario

| Year | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 and each year thereafter |
|--------|-----------|-----------|-----------|-----------|-----------|------------------------------------|
| Values | 4.5% | 5.5% | 5.0% | 4.0% | 3.0% | 4.0% |
| Costs | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |

- 4.8 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 (contrary to current forecasts) and recovering slowly over the subsequent years (see Table 4.8.1).

Table 4.8.1: Downside scenario

| Year | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 and each year thereafter |
|--------|-----------|-----------|-----------|-----------|-----------|------------------------------------|
| Values | -0.0% | 2.5% | 2.5% | 2.5% | 3.0% | 4.0% |
| Costs | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |

Affordable housing tenure and values

- 4.9 Policy H2 requires developments to provide 40% affordable housing from all sources with a typical tenure mix of 70% Social Rent and 30% intermediate.
- 4.10 Schemes providing 11 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.11 For the purposes of testing the viability of developments and emerging NZC DPD policies, our appraisals assume that the rented housing is let at rents that do not exceed social rents, as shown in Table 4.11.1. These rents are therefore the lowest rents that the Council could consider in terms of its adopted policy. Table 4.11.1 also includes Affordable Rent, based on relevant Local Housing Allowances for the District. Local Housing Allowances are set at the 30th percentile of local market rents.

Table 4.3.1: Development typologies tested in the study (all areas are square metres gross internal area)

| No | Description | Density (units per hectare) | Site area HA | Resi Units | Ave GIA sqm per unit -flats | Ave GIA sqm per unit - houses | Residential floorspace | Retail floor- space | Retail SM floor-space | Office floor-space | Industrial/ w'house | Hotels |
|----|--------------------------|-----------------------------------|-----------------|------------|-----------------------------------|--|---------------------------|------------------------|--------------------------|-----------------------|------------------------|--------|
| 1 | V. small housing scheme | 30 | 0.10 | 3 | 0 | 105 | 315 | 0 | 0 | 0 | 0 | 0 |
| 2 | Small housing scheme | 30 | 0.30 | 9 | 0 | 94 | 845 | 0 | 0 | 0 | 0 | 0 |
| 3 | Medium housing scheme | 30 | 0.82 | 25 | 0 | 95 | 2,375 | 0 | 0 | 0 | 0 | 0 |
| 4 | Large housing scheme | 30 | 2.50 | 75 | 0 | 97 | 7,250 | 0 | 0 | 0 | 0 | 0 |
| 5 | Large housing scheme | 30 | 4.10 | 125 | 0 | 94 | 11,750 | 0 | 0 | 0 | 0 | 0 |
| 6 | Small flatted scheme | 60 | 0.15 | 9 | 76 | 0 | 688 | 0 | 0 | 0 | 0 | 0 |
| 7 | Medium flatted scheme | 125 | 0.20 | 25 | 80 | 0 | 1,998 | 250 | 0 | 0 | 0 | 0 |
| 8 | Large flatted scheme | 120 | 0.50 | 60 | 81 | 0 | 4,850 | 0 | 0 | 0 | 0 | 0 |
| 9 | Large flatted scheme | 125 | 0.80 | 100 | 85 | 0 | 8,500 | 0 | 0 | 0 | 0 | 0 |
| 10 | Hotel scheme (75 beds) | 0 | 0.30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,250 |
| 11 | Hotel scheme (100 beds) | 0 | 0.35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000 |
| 12 | Hotel scheme (150 beds) | 0 | 0.45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 |
| 13 | Small retail scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 1,500 | 0 | 0 | 0 | 0 |
| 14 | Medium retail scheme | 0 | 0.50 | 0 | 0 | 0 | 0 | 4,250 | 250 | 0 | 0 | 0 |
| 15 | Large retail scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 3,500 | 0 | 0 | 0 |
| 16 | Employment - B1 scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 0 | 0 | 2,500 | 0 | 0 |
| 17 | Employment - B1 scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 | 0 | 0 |
| 18 | Employment - B8 scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 | 0 |
| 19 | Employment - B8 scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,500 | 0 |
| 20 | Employment - mixed B1/B8 | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 1,500 | 4,500 | 0 |
| 21 | Large housing scheme | 30 | 6.67 | 200 | 0 | 96 | 19,125 | 0 | 0 | 0 | 0 | 0 |
| 22 | Large housing scheme | 30 | 10.00 | 300 | 0 | 97 | 29,000 | 0 | 0 | 0 | 0 | 0 |
| 23 | Student housing scheme | 500 | 1.00 | 500 | 25 | 0 | 12,500 | 0 | 0 | 0 | 0 | 0 |
| 24 | C2 residential scheme | 100 | 0.50 | 50 | 75 | 0 | 3,750 | 0 | 0 | 0 | 0 | 0 |

Table 4.11.1: Affordable housing rents (per week)

| Rent type | 1 bed | 2 bed | 3 bed | 4 bed |
|-------------------------------|---------|---------|---------|---------|
| Social rents | £82.64 | £91.83 | £103.71 | £114.54 |
| Affordable rents ⁸ | £143.84 | £172.60 | £207.12 | £276.16 |

- 4.12 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.13 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development.

Table 4.13.1: Capital values of affordable housing (per square metre Net Internal Area)

| Tenure | 1 bed | 2 bed | 3 bed | Blended value ⁹ |
|-------------|--------|--------|--------|----------------------------|
| Social rent | £1,538 | £1,206 | £1,119 | £1,145 |

- 4.14 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. For the purposes of our appraisals, we have assumed that RPs will sell initial equity stakes of 35% and charge a rent equating to 2.5% of the retained equity. The rent on the retained equity is capitalised by applying an investment yield of 5%. The resulting capital value will typically equate to circa 65% of unrestricted market value.
- 4.15 The MHCLG/Homes England 'Affordable Homes Programme 2021-2026: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant as a base position.

Rents and yields for commercial development

- 4.16 As noted earlier in this section, some of our development typologies incorporate commercial floorspace (offices, retail, supermarkets and industrial), either in single use buildings or at ground floor of mixed use buildings.
- 4.17 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.17.1. These assumptions are informed by lettings of similar floorspace in the area over the past three years (see Appendix 4). Our appraisals assume a 12-month rent-free period for offices and industrial and 6 months for supermarkets. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

Table 4.17.1: Commercial rents (£s per square metre) and yields

| Commercial floorspace | Rent per square metre | Investment yield | Rent free period (months) |
|-----------------------|-----------------------|------------------|---------------------------|
| Retail | £420 | 6.75% | 12 |
| Retail supermarkets | £220 | 3.75% | 6 |
| Offices | £269 | 6.0% | 12 |
| Hotels | £267 | 5.0% | 6 |
| Industrial | £129 | 4.5% | 6 |

- 4.18 Knight Frank's January 2022 Prime Yield Guide indicates that investment yields for offices in major

⁸ The bulk of the District is located in the Warwickshire South Broad Rental Market Area, but there are small parts in the Solihull and Coventry Broad Rental Market Areas

⁹ Net of RP's on-costs at 5%

regional cities is currently 5%, but we have adopted a softer yield of 6.0%. Supermarkets are currently achieving yields of 3.75% and industrial floorspace is achieving yields of 4.5%.

Build costs

- 4.19 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BCIS multiplier) are attached as Appendix 5 and summarised in Table 4.19.1.

Table 4.19.1: BCIS build costs

| Type of development | BCIS cost | Base cost per square metre | External works | Total (before policy costs) |
|---------------------|--|----------------------------|----------------|-----------------------------|
| Flats | 816. Flats – generally - median | £1,500 | 10% | £1,650 |
| Houses | 810.1 Estate housing generally - median | £1,255 | 15% | £1,443 |
| Shops | 345 Shops – generally - median | £1,462 | 10% | £1,508 |
| Supermarkets | 344. Supermarkets - median | £1,448 | 10% | £1,593 |
| Hotels | 852. Hotels median | £2,144 | 10% | £2,358 |
| Offices | 320. Offices – generally - median | £1,932 | 10% | £2,125 |
| Industrial | 282.22 Purpose built factories/offices – mixed facilities – median | £941 | 10% | £1,035 |
| Warehousing | 284. Warehouses – generally – median | £783 | 10% | £861 |

- 4.20 Flatted schemes in the District are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. As noted in Table 4.19.1, the base costs are increased by 15% for houses (to reflect additional outside space and car parking, including garages) and 10% for flats and commercial schemes to account for external works (including car parking spaces, where provided). Residential costs are also increased by 6% for the costs of exceeding by 20% the energy requirements of Part L of the Building Regulations. Our appraisals incorporate a contingency equating to 5% of construction costs.

Carbon offset and climate change

- 4.21 The emerging NZC DPD will require residential developments to achieve a 75% reduction in carbon emissions through fabric efficiency and renewable/low carbon energy provision, and residual carbon offset of regulated energy.
- 4.22 Edgars and Bioregional have assessed the costs of meeting these requirements and have confirmed cost uplifts of 3% for residential developments and 6% for non-residential developments. We have incorporated these costs into our appraisals.
- 4.23 In addition, the Council has confirmed that the cost of undertaking embodied carbon assessments is likely to be in the region of £10,000. For all development typologies providing more than 50 residential units or 5,000 square metres of more of non-residential floorspace, we have incorporated these costs into our appraisals.
- 4.24 In addition, we have incorporated £1,800 per unit to reflect the cost of undertaking construction performance assessments.

Accessibility standards

- 4.25 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.25.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 6).

Table 4.25.1: Costs of accessibility standards (% uplift to base construction costs)

| Standard | Flats | Houses |
|-----------|-------|--------|
| M4(2) | 1.15% | 0.54% |
| M4(3) (a) | 9.28% | 10.77% |
| M4(3) (b) | 9.47% | 23.80% |

4.26 We have applied these standards as follows:

- Private units: M4(3)(a) 10% of units and M4(2) 50% of units;
- Affordable units: M4(3)(b) 10% of units and M4(2) 100% of units.

Electric vehicle charging points

4.27 We have allowed £1,000 per unit for active electric vehicle charging points, which reflects quotations on standards residential projects in London¹⁰. This is for the charging point and all necessary infrastructure within a development.

Biodiversity net gain

4.28 We have tested the requirement for a 15% increase in biodiversity in perpetuity by applying an increase in build costs of 0.8% as indicated in the 'Biodiversity net gain and local nature recovery strategies Impact Assessment' (DEFRA, 2019).

Professional fees

4.29 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10% for professional fees, which is at the higher end of the range.

Development finance

4.30 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Commercial marketing

4.31 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents' fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

Marketing costs

4.32 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Warwick CIL

4.33 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 4.33.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.

¹⁰ London Plan Viability Study December 2017. We would expect the costs to fall as more developments fit this infrastructure in response to increasing sales of electric vehicles.

Table 4.33.1: CIL rates per net additional square metre in the adopted Charging Schedule

| Intended use of development | CIL charge per square metre | CIL charge per square metre (Indexed) |
|---|-----------------------------|---------------------------------------|
| Residential Development | | |
| Zone A (Warwick, E. of Leamington and lower value rural) | £70 | £76.70 |
| Zones B and D (much of Leamington, Whitnash and high value rural) | £195 | £213.66 |
| Zone C (Kenilworth) | £140 | £153.40 |
| Residential (identified Local Plan Housing Sites over 300 dwellings) | | |
| H03 East of Whitnash (500 dwellings) | £0 | £0 |
| H06 East of Kenilworth (Thickthorn) (760 dwellings) | £25 | £27.39 |
| H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings) | £25 | £27.39 |
| H42 Westwood Heath (425 dwellings) | £55 | £60.26 |
| H43 Kings Hill (up to 4000 dwellings) | £55 | £60.26 |
| Retail Floorspace | | |
| Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone | £65 | £71.22 |
| Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone | £0 | £0 |
| Retail Development 2500 square metres floorspace or over - whole District | £105 | £115.05 |
| Student Housing: Whole District | | |
| Student Housing | £100 | £109.57 |

- 4.34 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Warwick District but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.35 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £13,000 per unit for residential development.
- 4.36 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

- 4.37 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes are based on an assumption of a sales rate of 5 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6-8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. There are fewer opportunities for residential development in the Area compared to other authorities which restricts supply and maintains pricing.

- 4.38 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferments are reflected in the sum paid by the Investor.

Developer's profit

- 4.39 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.40 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.41 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.42 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.43 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. A degree of the costs for addressing abnormal ground conditions is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.44 Furthermore, we also note that paragraph 012 of the PPG indicates that "*abnormal costs, including those associated with treatment for contaminated sites or listed buildings or costs associated with brownfield, phased or complex sites... should be taken into account when defining benchmark land value*". In other words, the impact upon development of such costs would be neutral.

Benchmark land value

- 4.45 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively

the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.46 Sites will be in various existing uses and in the 2016 CIL Viability Study, we adopted a range of benchmark land values from £250,000 to £1,050,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Where sites are currently in secondary employment use, they will either be vacant and generating no rental income, or let at very low rents on a short term basis. For this assessment, we have increased the top end of the previously tested range to £1.25 million as values of secondary employment sites are likely to have increased.
- 4.47 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.48 We have adopted four benchmark land values, as follows:
- £250,000 per hectare;
 - £370,000 per hectare
 - £750,000 per hectare;
 - £1,250,000 per hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 and 5. We have appraised 24 development typologies, reflecting different densities and types of development across the District (ranging from 3 units to 300 units).
- 5.2 Each appraisal of residential schemes incorporates (where relevant) affordable housing in line with the requirements of set out in Policy H2 (40% of units, with a tenure mix of 70% social rent and 30% shared ownership).
- 5.3 In addition to the target sought by policy H2, we have also considered the viability of schemes with reduced levels of affordable housing (35% and 30%).
- 5.4 Each of the development typologies are tested with the range of values found across the District (i.e. from circa £3,458 per square metre (£321 per square foot) to £4,657 per square metre (£433 per square foot).
- 5.5 Where the residual land value of a development typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 The base results are tested with the growth and inflation rates summarised in Table 4.7.1 and 4.8.1. These results are attached at appendices 8 and 9.
- 5.7 Alongside the existing affordable housing requirement in Policy H2, the appraisals test the impact of the costs associated with meeting the emerging policies in the NZC DPD. As outlined in section 4, there are various options for meeting the policy objectives, for which different cost scenarios apply. We have tested the following:
 - Residential: 3% cost uplift;
 - Non-residential: 6% cost uplift;
 - Sites of 50 or more units or 5,000+ square metres of non-residential floorspace: £10,000 for embodied carbon assessment;
 - £1,800 per unit for carbon performance assessments.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of the emerging NZC DPD to assist the Council in understanding the potential impacts and interactions with other policies (most notably affordable housing). The full results are attached at Appendix 7, with sensitivity analyses at Appendix 8 (growth scenario) and Appendix 9 (downside scenario).
- 6.2 In reading the results, it is important to distinguish between typologies which are unviable *prior* to the NZC DPD policies being applied and those that become unviable *after* the NZC DPD policies are applied. Typologies that are unviable before the policies are applied are unlikely to come forward in a particular value area, or on a site with a certain Benchmark Land Value. This is particularly the case with flatted schemes (typologies 6, 7, 8 and 9) which are only viable in the highest value areas. This is consistent with the pattern of development; flatted schemes will generally only come forward in central urban areas where values are at the highest end of the tested range.

Affordable housing

- 6.3 Recognising that Policy H2 seeks 40% affordable housing, but is applied with a degree of flexibility where site-specific circumstances prevent the full requirement being met, we have modelled the development typologies with a range of affordable housing percentages (30% and 35%). This will help the Council to understand the potential trade-offs between the objectives of the NZC DPD and the other key Local Plan policies (affordable housing being the policy which has the most significant impact on residual land values).
- 6.4 It should be noted that typologies 1, 2 and 6 all fall below the 11 unit threshold in Policy H2 and are therefore not required to contribute towards affordable housing. These typologies are therefore tested with 100% private housing.

Impact of NZC cost uplifts

- 6.5 As noted in the previous section, the objectives of the DPD can be met in full through a cost uplift on base build costs of 3% for residential and 6% for commercial, plus (where relevant) £10,000 per site for embodied carbon assessments and £1,800 per unit for carbon performance assessments.
- 6.6 The results of our appraisals are summarised in tables 6.5.1 to 6.5.9, with each table showing the results for each value point within the District (from value point A - with sales values of £3,450 per square metre - to value point I - with values of £4,657 per square metre).
- 6.7 Although the costs associated with the emerging NZC policies is relatively small as an overall proportion of construction costs (i.e. between 3% and 6%), the impact on residual land value can sometimes be significant. For example, Typology 5 with value point A (£3,405 per square metre) generates a base residual land value of £1.65 million (reflecting 40% affordable housing and all other adopted Local Plan policies, but before NZC costs). This is shown in Table 6.5.1. The total construction costs are £17.98 million, so a 3% increase equates to £0.54 million. After the impact of additional professional fees, finance costs and the costs of construction performance assessments and embodied carbon assessments are reflected, the residual land value falls from £1.65 million to £0.66 million.
- 6.8 In some cases, the residual land values generated by the typologies falls below the Benchmark Land Value when the DPD policies are applied. In many cases, this situation can be remedied by a site-specific reduction in affordable housing. For example, Typology 5 with value point A (£3,450 per square metre) is viable against the greenfield/undeveloped land Benchmark Land Values at 40% before the DPD policies are applied. However, when the NZC DPD policies are applied, it becomes unviable, but this can be addressed by a reduction in affordable housing to 35% (to become viable against the lowest Benchmark Land Value) or 30% (to become viable against the higher of the two greenfield Benchmark Land Values).

- 6.9 It is important to note that as sales values increase through the bands, such reductions in affordable housing would not be required to offset the impact of the NZC DPD policies. If value band B (£3,601 per square metre) is applied (see Table 6.5.2), Typology 5 remains viable with all the NZC DPD policies and 40% affordable housing against the lower of the two greenfield Benchmark Land Values. At value band C (£3,752 per square metre), Typology 5 remains viable against both of the greenfield/undeveloped land Benchmark Land Values.
- 6.10 Flatted schemes (typologies 6, 7, 8 and 9 will typically come forward in the main settlements where sales values are at the higher end of the range (see tables 6.5.8 and 6.5.9). In most cases, flatted schemes in these areas are able to accommodate the increased costs associated with emerging NZC policies. However, there may be schemes which are not able to meet all the policy requirements, particularly where the benchmark land value is 'higher value employment land'. In these cases, flexible application of policy may be necessary, either through alternative affordable housing tenure mixes or percentages, or partial relaxation of the NZC requirements.
- 6.11 Schemes comprising houses incur lower construction costs and are therefore more readily able to meet all the policy requirements, including emerging NZC DPD policies. Furthermore, they will typically be brought forward on greenfield or undeveloped land with low benchmark land values. However, there are situations where the NZC policies tip the balance of housing schemes from 'viable' to 'unviable' and a degree of flexibility will be required.
- 6.12 B1 employment schemes are currently shown as unviable when the full NZC DPD policies are applied, with such schemes incurring a 6% increase in build costs in contrast to the lower 3% for residential schemes. Office markets are currently in a state of transition as a result of the coronavirus pandemic and rents are likely to increase over the short to medium term as occupiers seek to move into higher quality space to encourage their staff back into an office environment. New build office development is therefore likely to see improvements in viability in the short to medium term, with both rents increasing and yields sharpening. A rent increase of £1 per square foot (from £25 to £26) and a 0.25% yield shift would be sufficient to fully mitigate the impact of the NZC DPD policies. B1 schemes are therefore on the margins of being viable, which justifies applying the DPD policies.

Table 6.5.1: Climate change results (value price point A - £3,450 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

A
Value point: £3,450 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 375,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 3,125,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 5,125,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 187,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 250,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 12,499,906 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 75,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 225,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 615,000 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 1,875,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 3,075,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 112,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 150,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 600,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 7,499,943 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 111,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 303,400 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 925,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 1,517,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 55,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 74,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 296,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 3,699,972 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 75,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 205,000 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 625,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 1,025,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 37,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 50,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 200,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 2,499,981 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Table 6.5.2: Climate change results (value price point B - £3,601 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

B
Value point: £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 218,263 | 192,092 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 375,000 | 574,493 | 501,873 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 531,007 | 327,165 | 463,114 | 599,064 | 599,064 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 | 1,143,248 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 187,500 | 61,062 | 131,173 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 250,000 | 257,221 | 484,696 | 390,454 | 296,211 | 296,211 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 | 4,077,414 |
| 22 | Large housing scheme | 300 | 12,499,906 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 | 6,120,659 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 192,426 | 194,726 | 194,726 | 194,726 | 194,726 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 75,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 225,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 615,000 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 112,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 150,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 7,499,943 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 37,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 111,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 303,400 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 925,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 55,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 74,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 3,699,972 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 25,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 75,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 205,000 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 625,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 37,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 50,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 2,499,981 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Table 6.5.3: Climate change results (value price point C - £3,752 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

C
Value point: £3,752 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 375,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 187,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 225,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 615,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 112,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 111,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 303,400 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 925,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 55,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 75,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 205,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 625,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 37,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Table 6.5.4: Climate change results (value price point D - £3,903 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

D
Value point: £3,903 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 375,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 187,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 250,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 225,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 615,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 112,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 150,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 111,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 303,400 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 925,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 55,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 74,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 75,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 205,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 625,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 37,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 50,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Table 6.5.5: Climate change results (value price point E - £4,054 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

E
Value point: £4,054 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 375,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 187,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 250,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 625,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 225,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 615,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 112,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 150,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 375,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 111,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 303,400 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 925,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 55,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 74,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 185,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 75,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 205,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 625,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 37,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 50,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 125,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Table 6.5.6: Climate change results (value price point F - £4,204 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
F
Value point: £4,204 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 375,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 187,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 250,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 625,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|------------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 225,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 112,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 150,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 375,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 111,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 925,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 55,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 74,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 185,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 75,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 625,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 37,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 50,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 125,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Table 6.5.7: Climate change results (value price point G - £4,355 per square metre)

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

G

Value point: £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 340,654 | 314,483 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 375,000 | 902,813 | 830,192 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 | 1,332,198 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 | 3,138,731 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 187,500 | 132,880 | 63,747 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 250,000 | 176,731 | 48,378 | 65,405 | 178,512 | 178,512 |
| 8 | Large flatted scheme | 60 | 625,000 | 569,027 | 1,058,480 | 790,589 | 522,708 | 522,708 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 | 9,357,273 |
| 22 | Large housing scheme | 300 | 12,499,906 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 | 13,894,011 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,242,817 | 858,380 | 858,380 | 858,380 | 858,380 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 75,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 225,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 112,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 150,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 375,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 600,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 7,499,943 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 111,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 925,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 55,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 74,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 185,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 296,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 3,699,972 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 75,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 625,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 37,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 50,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 125,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 200,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 2,499,981 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Table 6.5.8: Climate change results (value price point H - £4,506 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
H
Value point: £4,506 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 375,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 187,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 250,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 625,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|------------|------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 225,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 112,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 150,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 375,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 600,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 111,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 925,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 55,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 74,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 185,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 296,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 75,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 625,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 37,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 50,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 125,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 200,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Table 6.5.9: Climate change results (value price point I - £4,657 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

Value point:

£4,657 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 375,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 187,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 250,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 625,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|------------|------------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 225,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 112,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 150,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 375,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 600,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 111,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 925,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 55,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 74,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 185,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 296,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 75,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 625,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 37,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 50,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 125,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 200,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

7 Conclusions

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in the District to support draft policies in the NZC DPD, alongside other existing plan policies and CIL.
- 7.2 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward this is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies are applied with a degree of flexibility so that meaningful policy targets can be set. In the absence of flexible application, policy would need to be set by the ‘lowest common denominator’ (i.e. the least viable site or set of circumstances).
- 7.4 In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision. The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage. Alternatively, the NZC DPD seeks to expand existing Policy DM2 (‘Assessing Viability’) to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
- 7.5 In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a de minimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more ‘surplus’ residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.
- 7.6 Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term.
- 7.7 It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry. These developments are likely to accelerate as standards increase to meet the government’s emerging Future Homes standards. While these emerging standards are currently some way behind Warwick’s

emerging NZC DPD, they will be enhanced over time and this will encourage the industry to adapt to achieve NZC standards with lower cost solutions than currently available.

Appendix 1 - Policy review

| Policy | Cost impact (if any) |
|--|---|
| <p>STRATEGIC POLICY DS1 Supporting Prosperity The Council will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the district to meet the existing and future needs of businesses.</p> | None |
| <p>STRATEGIC POLICY DS2 Providing the Homes the District Needs The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:</p> <ul style="list-style-type: none"> a. affordable homes; b. a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c. sites for gypsies and travellers. | Affordable housing requirements addressed in detail in later policy |
| <p>STRATEGIC POLICY DS3 Supporting Sustainable Communities The Council will promote high quality new development including:</p> <ul style="list-style-type: none"> a) delivering high quality layout and design that relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; b) caring for the built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability. <p>The Council will expect development that enables new communities to develop and sustain themselves. As part of this, development will provide for the infrastructure needed to support communities and businesses, including:</p> <ul style="list-style-type: none"> a) physical infrastructure (such as transport and utilities); b) social infrastructure (such as education, sports facilities and health); c) green infrastructure (such as parks, open space and playing pitches). | Requirements addressed in detail in later policies |
| <p>STRATEGIC POLICY DS4 Spatial Strategy The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</p> <p>Allocated housing and employment will be distributed across the district to take account of the following:</p> <ul style="list-style-type: none"> a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement; b) where greenfield sites are required for housing, they should generally be located on the edge of builtup areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available. c) where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing; d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained; | Controls land use only – no direct costs to development |

| Policy | Cost impact (if any) |
|--|--|
| <p>e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;</p> <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and</p> <p>g) taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:</p> <p>i. the availability of alternative suitable sites outside the green belt;</p> <p>ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</p> <p>iii. the potential of the site to support regeneration within deprived areas; and</p> <p>iv. the potential of the site to provide support to facilities and services in rural areas.</p> | |
| <p>DS5 Presumption in Favour of Sustainable Development When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>ii. Specific policies in that Framework indicate that development should be restricted.</p> | No direct costs to development |
| <p>DS6 Level of Housing Growth Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.</p> | Land use policy only – no costs to development |
| <p>DS7 Meeting the Housing Requirement The housing requirement of 16,776 new homes between 2011 and 2029 will be met from the following categories:</p> <p>Sites completed between 1st April 2011 and 31st March 2016 -2051 Sites with outstanding planning permission at 1st April 2016 -6933 Commitments (major sites) April and May 2016 - 225 An allowance for windfall sites coming forward between April 2015 and March 2029 - 1010 Small urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable - 266 Consolidation of existing employment areas and canalside regeneration - 200 Sites allocated in this Plan - 6454 Total 17,139</p> | Land use policy only – no costs to development |
| DS8 Employment Land | Land use policy only – no costs to development |

| Policy | Cost impact (if any) | | | | | | | | | | | | | | | | |
|--|---|---------|--|------|--|-------------------------------|--|-------|---|------------------------------|---------|-------|--|--|---------|--|--|
| Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period. | | | | | | | | | | | | | | | | | |
| <p>DS9 Employment Sites to be Allocated</p> <p>To meet the employment land needs of the district, an additional 19.7 hectares of employment land for B class uses is allocated at the following strategic sites, as identified on the Policies Map:</p> <table><tr><td>Ref</td><td>Site</td><td>Size</td><td>Uses</td></tr><tr><td>E1</td><td>Land at Thickthorn Kenilworth</td><td>8 ha</td><td>B1/B2</td></tr><tr><td>E2</td><td>Land at Stratford Rd Warwick</td><td>11.7 ha</td><td>B</td></tr><tr><td>Total</td><td></td><td>19.7 ha</td><td></td></tr></table> <p>An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)</p> | Ref | Site | Size | Uses | E1 | Land at Thickthorn Kenilworth | 8 ha | B1/B2 | E2 | Land at Stratford Rd Warwick | 11.7 ha | B | Total | | 19.7 ha | | Land use policy only – no costs to development |
| Ref | Site | Size | Uses | | | | | | | | | | | | | | |
| E1 | Land at Thickthorn Kenilworth | 8 ha | B1/B2 | | | | | | | | | | | | | | |
| E2 | Land at Stratford Rd Warwick | 11.7 ha | B | | | | | | | | | | | | | | |
| Total | | 19.7 ha | | | | | | | | | | | | | | | |
| <p>DS10 Broad Location of Allocated Housing Sites</p> <table><tr><td>Urban brownfield sites</td><td>949</td></tr><tr><td>Greenfield sites on the edge of Coventry</td><td>2245</td></tr><tr><td>Greenfield sites on the edge of Kenilworth</td><td>1593</td></tr><tr><td>Greenfield sites on the edge of Warwick, Leamington and Whitnash</td><td>4904</td></tr><tr><td>Sites within Growth Villages and the rural area</td><td>968</td></tr><tr><td>Total</td><td>10659</td></tr></table> | Urban brownfield sites | 949 | Greenfield sites on the edge of Coventry | 2245 | Greenfield sites on the edge of Kenilworth | 1593 | Greenfield sites on the edge of Warwick, Leamington and Whitnash | 4904 | Sites within Growth Villages and the rural area | 968 | Total | 10659 | Land use policy only – no costs to development | | | | |
| Urban brownfield sites | 949 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Coventry | 2245 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Kenilworth | 1593 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Warwick, Leamington and Whitnash | 4904 | | | | | | | | | | | | | | | | |
| Sites within Growth Villages and the rural area | 968 | | | | | | | | | | | | | | | | |
| Total | 10659 | | | | | | | | | | | | | | | | |
| <p>DS11 Allocated housing sites</p> <p>Identifies specific sites allocated for housing development and associated infrastructure</p> | Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations. | | | | | | | | | | | | | | | | |
| <p>DS12 Allocation of Land for Education</p> <p>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and, if deemed the most appropriate location, a primary school.</p> <p>In the case of Southcrest Farm the whole area of the site is unlikely to be required for educational purposes. Any land within this site that is surplus to the educational requirement is therefore allocated for housing (see Policy DS11).</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS13 Allocation of Land for a Country Park</p> <p>Land adjoining the Tach Brook, as shown on the Policies Map, is allocated for a Country Park</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS14 Allocation of Land for a Community Stadium and associated uses</p> <p>Land at Myton, adjoining Warwick Technology Park (as shown on the Policies Map) is allocated as a Community Stadium to provide a community sports complex and complementary uses.</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS15 – Comprehensive Development of Strategic Sites</p> <p>Identifies location of strategic sites and anticipated community infrastructure</p> | Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations. | | | | | | | | | | | | | | | | |
| <p>DS16 Sub-Regional Employment Site</p> <p>Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map is allocated as a major employment site (B1, B2 and B8 uses) of sub-regional significance.</p> <p>The Council will require that a Masterplan or Development Brief is prepared, which will ensure that the site is developed in a comprehensive manner.</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |

| Policy | Cost impact (if any) |
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| <p>DS17 Supporting Canalside Regeneration and Enhancement The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:</p> <ul style="list-style-type: none"> i. assess the canals in the district and their environment and setting; ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and iii. identify areas for protection, where these are appropriate, throughout the canal network within the district. <p>This document will designate particular areas and uses and will set out policies for use in assessing planning applications.</p> | <p>Land use policy only – no costs to development</p> |
| <p>DS18 Green Belt The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.</p> | <p>Land use policy only – no costs to development</p> |
| <p>DS19 Review of the Local Plan The Plan will be reviewed (either wholly or partially) prior to the end of the plan period in the event of one or more of the following circumstances arising: -</p> <ul style="list-style-type: none"> a) Through the Duty to Co-operate, it is necessary to accommodate the development needs of another local authority area within the district and these development needs cannot be accommodated within the Local Plan's existing strategy; b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed; c) The monitoring of the Local Plan (in line with the Delivery and Monitoring Activities section and particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements; d) Development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS20). The Council has committed to a partial review of this area within five years of adoption to consider whether additional housing is needed and the availability of infrastructure to deliver it; e) Any other reasons that render the Plan, or part of it, significantly out of date. <p>In any event the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required.</p> <p>In the event that a review is required, work on it will commence immediately.</p> | <p>No direct costs to development</p> |
| <p>DS20 Directions for Growth South of Coventry The Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (DS11). The area to which this policy relates effectively covers land to the immediate south of the boundary between Coventry City Council and Warwick District Council. It is defined broadly: -</p> <ul style="list-style-type: none"> a) to the north by the boundary of the city of Coventry, including the University of Warwick Campus where it lies within / adjacent to the boundary of Warwick District; b) to the south by the emergent line of HS2; c) to the east by the current built-up area and by the A46; d) to the west by the outskirts of the settlement of Burton Green. <p>Individual development proposals within this area should support the comprehensive longer-term planning of the area, given that the quantum of growth means that strategic development activity here is very likely to run into the next plan period.</p> <p>When development is being proposed, masterplans, development briefs and planning applications should clearly demonstrate how they have positively addressed any infrastructure pressures</p> | <p>Land use policy only – no direct costs to development</p> |

| Policy | Cost impact (if any) |
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| <p>(including infrastructure that may be required in Coventry) that may impact on their sites.</p> <p>The area to which this policy relates will be subject to an early partial local plan review within five years of the date of adoption of the plan (DS19). This will allow the Council to address any additional evidence regarding the need and potential for development in this area and in particular to ascertain whether necessary infrastructure has become available to allow safeguarded land to be brought forward to meet local housing need, should additional housing be required.</p> <p>Proposals for development in the area should demonstrate how they have addressed the following broad principles: -</p> <ul style="list-style-type: none"> i. proposals should take account of the potential for a new link road, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central; ii. identified and emerging strategic infrastructure improvements must be taken into account, including provision for improvements to highways junctions, road capacity improvements and public transport links. iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1); iv. improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be provided where practical and viable; this may involve contributions to suitable schemes. | |
| <p>DS21 Safeguarded Land</p> <p>Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer term strategic development needs beyond the Local Plan period.</p> <p>The following principles apply to safeguarded land:</p> <ul style="list-style-type: none"> a) It is not allocated for development at the present time; b) Local Plan policies relating to development in the rural area and open countryside will apply; c) Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted; d) The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development. <p>Safeguarded land is identified on the policies map in the following location:</p> <ul style="list-style-type: none"> <input type="checkbox"/> S1 - Land south of Westwood Heath Road | <p>Land use policy only – no direct costs to development</p> |
| <p>DS22 Former Police HQ, Leek Wootton</p> | <p>Site specific requirements for allocated site</p> |
| <p>DS23 Land for outdoor sports and recreation in Kenilworth Land at Castle Farm (SP1) and land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, is allocated for the provision of outdoor sport.</p> <p>Appropriate facilities associated with the provision of outdoor sport will be permitted provided that they preserve the openness of the green belt and do not conflict with the purposes of including land within it.</p> | <p>Land use policy only</p> |
| <p>PC0 Prosperous Communities</p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with the following principles:</p> <ul style="list-style-type: none"> a) to support more sustainable patterns of growth focusing development, where it can, on previously developed land in the most sustainable locations; | <p>Land use policy only</p> |

| Policy | Cost impact (if any) |
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| b) to ensure employment opportunities are provided to balance housing growth across the District; c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering; d) to deliver a local economic and prosperity strategy; e) to enable thriving and vibrant town centres that fulfil a range of functions; f) to support major sites in the District that play a key role in the economy; g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres; i) to support opportunities for regeneration | |
| EC1 Directing new employment development Identifies where new employment development will be directed | Land use policy only |
| EC2 Farm Diversification Proposals for the diversification of agricultural and land-based rural businesses will be permitted in line with the following criteria: a) Best and most versatile agricultural land is protected b) The scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character c) Existing buildings are used in preference to new buildings In the green belt proposals will be permitted in line with national policy. | Land use policy only |
| EC3 Protecting Employment Land and Buildings Outside town centres, the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless: a) it can be demonstrated that there is an adequate supply of allocated employment sites in the district having regard to quantity and quality; b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable; c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses; d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas (Policy DS8) or e) the proposal is solely for affordable housing as defined in national guidance. The redevelopment or change of use of existing or committed employment land and buildings (Use Classes B1, B2 and B8) on the sub-regional employment land allocation (DS16) or the Thickthorn, Kenilworth 42 allocation (E1) will not be permitted. | Land use policy only. Will prevent certain sites being redeveloped for other uses. |
| TC1 Protecting and Enhancing the Town Centres Subject to Policies TC2 to TC16 and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre. | Land use policy only |
| TC2 Directing Retail Development Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map. Where suitable sites are not available in the retail areas, sites on the edge of the retail areas will be considered and, if no suitable sites | Land use policy only |

| Policy | Cost impact (if any) |
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| are available in any of the preferred locations, out-of-centre sites will be considered. Where sites on the edge of the retail areas are considered, preference will be given within each category to accessible sites that are well connected with the retail area. Evidence of the impact on the retail area will be required where the proposal is above 500 sq. m gross floorspace. | |
| TC3 Safeguarding Existing and Potential Retail Floorspace Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas, where changes to hotels (Use Class C1) and assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7. | Land use policy only |
| TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses. | Land use policy only |
| TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre Proposals for large-scale shopping development that satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:- a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre; b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal. | Land use policy only |
| TC6 Primary Retail Frontages Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :- a) No more than 25% of the total length of the frontage would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres. | Land use policy only |
| TC7 Secondary Retail Areas Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food takeaways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that: a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres. In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area. | Land use policy only |
| TC8 Warwick Café Quarter | Land use policy only |

| Policy | Cost impact (if any) |
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| Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map. When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed. | |
| TC9 Royal Leamington Spa Restaurant and Café Quarter Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map. When granting planning permission for restaurant and café uses (Use Class A3), permitted development rights for changes of use to financial and professional services (Use Class A2) will be removed. | Land use policy only |
| TC10 Royal Leamington Spa Area Action Plan (AAP) During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre. | No identified costs to development from this commitment |
| TC11 Warwick Town Centre Mixed Use Area Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaways (Use Class A5), or hotels (Use Class C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted. | Land use policy only – no costs to development |
| TC12 Protecting Town Centre Employment Land and Buildings Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted. | Land use policy only |
| TC13 Protecting the Residential Role of Town Centres Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area. | Land use policy only |
| TC14 Protecting Residential Uses of Upper Floors Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted. | Land use policy only |
| TC15 Access to Upper Floors in Town Centres Development that denies access to the upper floors of buildings within the town centres will not be permitted | Land use policy only |
| TC16 Design of Shopfronts New or replacement shop fronts will be permitted where:- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and b) They do not involve single shop fronts spreading over two or more frontages. Where original or period shopfronts exist, these should be kept and restored. | Land use policy only |
| TC17 Local Shopping Facilities Local Shopping Centres Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:- | Land use policy only Restrictions are somewhat superseded by changes in to use classes in September 2020 |

| Policy | Cost impact (if any) |
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| <p>a) The shop unit has been vacant for a period of at least one year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least nine months without success: or</p> <p>b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre that meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%. Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility that can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.</p> <p>Protecting local shops outside of town and local shopping centres In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will not be permitted.</p> <p>Rural shops and services In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-</p> <p>a) The unit is no longer financially viable</p> <p>b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and</p> <p>c) All reasonable other options to find a new use for the unit have been pursued</p> | |
| <p>TC18 Farm Shops Development of new farm shops and the extension of existing farm shops will be permitted where:</p> <p>a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and</p> <p>b) It would not have an adverse impact on existing rural shops in the local area</p> <p>A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.</p> | Land use policy only |
| <p>CT1 Directing New Meeting Places, Tourism, Leisure, Cultural and Sports Development New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered. Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq. m gross floor space</p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or</p> <p>b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car.</p> | |
| <p>CT2 Directing New or Extended Visitor Accommodation New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1. Other new or extended visitor accommodation with urban areas will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport. Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area. Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.</p> | Land use policy only |
| <p>CT3 Protecting Existing Visitor Accommodation in Town Centres Redevelopment or change of use from visitor accommodation at ground floor level within the town centres will only be permitted where it can be demonstrated that:</p> <p>a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);</p> <p>b) there is evidence of adequate capacity to meet need within alternative accommodation within the same town centre; or</p> <p>c) the accommodation is no longer viable and no other parties are willing to acquire it for that use Above ground floor level, criteria b) and c) only will be applied to such proposals.</p> | Land use policy only |
| <p>CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:</p> <p>a) establish new uses which are not ancillary to the normal business of the operation;</p> <p>b) generate significant volumes of additional traffic; and</p> <p>c) harm the character of the area.</p> | Land use policy only |
| <p>CT5 Camping and Caravan Sites Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and would not generate significant volumes of traffic. Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the green belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.</p> | Land use policy only |
| <p>CT6 Warwick Castle and St Mary's Lands, Warwick Development at Warwick Castle or St Mary's Land, including Warwick Racecourse (within the boundaries defined on the Policies</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>Map), will be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each will provide the framework within which planning applications will be determined and will:</p> <ul style="list-style-type: none"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes); d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and e) identify how the proposals support the vitality and viability of the local economy | |
| <p>MS1 University of Warwick Development at the University of Warwick will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities. The Masterplan should set out how proposals will contribute to the University delivering a world-class educational campus including the range of uses associated with that. It will provide the framework within which further planning applications will be determined. As such the Masterplan should:</p> <ul style="list-style-type: none"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; c) identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and d) identify how the proposals support the vitality of the local and /or sub- regional economy | Land use policy only |
| <p>MS2 Major Sites in the Green Belt Due to the importance of the former Honiley Airfield and Stoneleigh Park to the economy and the district, there may be very special circumstances to justify further development in addition to that already identified within existing masterplans (within the boundary identified on the Policies Map). In order to ensure that development proposals are appropriate the Council will support the preparation of masterplans, planning applications or development briefs for the former Honiley Airfield and Stoneleigh Park, which demonstrate that the sites continue to contribute to the openness and the purposes for including the land in the green belt, and which comply with other relevant policies in this Plan. In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the masterplan. If, as a result of the impact of HS2, development is demonstrably required in the green belt, "very special circumstances" may exist. The range of potentially acceptable uses for development of the Park (within the boundary identified on the Policies Map) will be restricted to those associated with rural innovation and equine activities and appropriate ancillary uses. In the case of the former Honiley Airfield the range of uses on the site will be restricted to the automotive and motorsport industries and employment associated with these sectors.</p> | Land use policy only |
| H0 Housing | Affordable housing requirements tested through specific policy later |

| Policy | Cost impact (if any) |
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| <p>To ensure the district has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <ul style="list-style-type: none"> a) provide in full for the district's housing requirement; b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the district that are most highly valued and which, where appropriate, support and regenerate existing communities; and c) ensure new housing delivers the quality and mix of homes needed in the district including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers. | |
| <p>H1 Directing New Housing Housing development will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) Within the Urban Areas, as identified below and on the Policies Map; b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map; c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; d) in the open countryside where: <ul style="list-style-type: none"> i. the site is adjacent to the boundary of the urban area or a growth village, and ii. there is an identified housing need to which the proposed development can contribute, and iii. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan. e) Elsewhere within the open countryside; where: <ul style="list-style-type: none"> i. the development is for rural affordable housing, in accordance with Policy H3; ii. the development is for a rural worker in accordance with Policy H12; iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; iv. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or v. the design of the dwelling is of very exceptional quality or innovative nature Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing. | Land use policy only |
| <p>H2 Affordable Housing Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing. The amount of affordable housing, the form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations.</p> | Tested in the appraisals. |

| Policy | Cost impact (if any) |
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| <p>Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -</p> <ul style="list-style-type: none"> a) the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two; b) the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information; c) the accommodation provided will be genuinely available to those households who have been identified as being in housing need; d) the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces; e) the affordable housing will meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (NPPF) in terms of tenure, eligibility and provider. If the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the definition of affordable housing shall be taken to be as defined by such later national guidance;; f) the affordable housing will be built within an agreed timescale; and g) the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need. <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p> | |
| <p>H3 Affordable Housing on Rural Exception Sites The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:</p> <ul style="list-style-type: none"> a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way; b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and c) the following principles are established: <ul style="list-style-type: none"> i. all of the housing provided will only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality; ii. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; <p>In locations outside of the green belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:</p> <ul style="list-style-type: none"> a) the number of market homes is the minimum necessary to deliver the affordable housing; b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and c) a development appraisal is provided to the Council as supporting evidence. | <p>Land use policy only – land values will be limited due to the restriction on market housing.</p> <p>The balance between number of market homes required to cross-subsidise the delivery of the affordable housing may change marginally as a result of changing policy requirements.</p> |
| <p>H4 Securing a Mix of Housing The Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing</p> | <p>Typologies include a mix of housing assessed by DM team as meeting the requirements of policy H4</p> |

| Policy | Cost impact (if any) |
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| <p>needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.</p> <p>In assessing the housing mix in residential schemes, the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:</p> <p>a) physical constraints, such as those associated with small sites of less than five houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies);</p> <p>b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low / medium densities may not be appropriate;</p> <p>c) sites with severe development constraints where housing mix may impact on viability;</p> <p>d) sites where particular house types and / or building forms may be required in order to sustain or enhance the setting of a heritage asset; and</p> <p>e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need.</p> | |
| <p>H5 Specialist Housing for Older People</p> <p>Planning permission for specialist housing for older people will be granted where:</p> <p>a) the site is in close proximity to shops, amenities and public transport. This will not normally be within the open countryside or within the boundaries of Limited Infill Villages (as set out in Policy H1); and</p> <p>b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</p> <p>c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</p> | Land use policy only |
| <p>H6 Houses in Multiple Occupation and Student Accommodation</p> <p>Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:</p> <p>a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100m radius of the application site does not exceed 10% of total dwelling units;</p> <p>b) the application site is within 400m walking distance of a bus stop;</p> <p>c) the proposal does not result in a non-HMO dwelling being sandwiched between two HMOs;</p> <p>d) the proposal does not lead to a continuous frontage of three or more HMOs; and</p> <p>e) adequate provision is made for the storage of refuse containers whereby -</p> <p>i. the containers are not visible from an area accessible by the general public, and</p> <p>ii. the containers can be moved to the collection point along an external route only.</p> <p>Exceptions to a) may be made where the application site is located:</p> <p><input type="checkbox"/> on the campus of the University of Warwick or Warwickshire College or;</p> <p><input type="checkbox"/> on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking)</p> <p>Exceptions to e) may be made if alternative arrangements for the storage and movement of containers</p> | Land use policy only |

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| are agreed in writing by the Council's Contract Services section. | |
| <p>H7 Meeting the Accommodation Needs of Gypsies and Travellers The Council will produce a Development Plan Document (DPD) that will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over the plan period (25 of which should be within the first five years). Monitoring of such sites will inform future requirements. The Council will support Warwickshire County Council in its proposal to provide one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire. However the DPD will ensure that the district's transit need of six – eight pitches will be met by providing a transit site. This will be addressed by considering planning applications against the criteria in Policy H8 and /or by bringing further sites forward in line with this Policy. Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8.</p> | Land use policy only |
| <p>H8 New Gypsy and Traveller Sites Applications for new Gypsy and Traveller sites will be approved provided that: a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities; b) the site would not result in permanent and transitory pitches being co-located; c) the site has good access to the major road network; d) the site is of a suitable size to accommodate up to 15 pitches; e) it can be demonstrated that infrastructure requirements can be adequately met; and f) there is potential for the site to be adequately screened.</p> | Land use policy only |
| <p>H9 Compulsory Purchase of Land for Gypsy and Traveller Sites The Council will consider using compulsory purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners. This will only be considered as a last resort if all efforts have failed to deliver the planned requirement</p> | Land use policy only |
| <p>H10 Bringing forward Allocated Sites in the Growth Villages Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up-to-date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the district as set out in the latest Strategic Housing Market Assessment.</p> | Land use policy only |
| <p>H12 Housing for Rural Workers Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether: a) there is a clear functional need for the person to be readily available on the site at most times; b) the worker is fully or primarily employed on the site to which the proposal relates; c) the business is financially sound and has a clear prospect of remaining so; d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.</p> <p>Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of three years provided that criteria a), b), d) and e) in this policy are met.</p> | |
| <p>H13 Replacement Dwellings in the Open Countryside</p> <p>Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.</p> | Land use policy only |
| <p>H14 Extensions to Dwellings in the Open Countryside</p> <p>Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings), which:-</p> <ul style="list-style-type: none"> a) do not respect the character of the original dwelling by retaining its visual dominance; b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or c) substantially alter the scale, design and character of the original dwelling. | Land use policy only |
| <p>H15 Custom and Self-build Housing Provision</p> <p>Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:</p> <ul style="list-style-type: none"> a) sites to the south of Coventry b) other major strategic housing sites c) brownfield sites in built-up areas, d) growth villages e) appropriate locations within infill villages <p>subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.</p> <p>Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.</p> <p>The Council will produce an SPD to assist in the delivery of self / custom build dwellings.</p> | Land use policy only |
| <p>SC0 Sustainable Communities</p> <p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> a) deliver high-quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully co-ordinated; c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision; d) ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking; e) take account of community safety, including measures to prevent crime and road accidents; f) provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space; | Reflects good practice for development. Specific policies later in this section deal with many of these points in more detail. |

| Policy | Cost impact (if any) |
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| <p>g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;</p> <p>h) ensure proposals are adaptable to climate change;</p> <p>i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;</p> <p>j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;</p> <p>k) protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and</p> <p>l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding</p> | |
| <p>BE1 Layout and design</p> <p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <p>a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;</p> <p>b) relate well to local topography and landscape features (see policy NE4);</p> <p>c) reinforce or enhance the established urban character of streets, squares and other spaces;</p> <p>d) reflect, respect and reinforce local architectural and historical distinctiveness;</p> <p>e) enhance and incorporate important existing features into the development;</p> <p>f) respect surrounding buildings in terms of scale, height, form and massing;</p> <p>g) adopt appropriate materials and details;</p> <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);</p> <p>j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);</p> <p>k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;</p> <p>m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;</p> <p>n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;</p> <p>o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;</p> <p>p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and</p> <p>q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance</p> <p>Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p> | <p>Reflects good practice and provides facilities and features which ensure developments are marketable and meet buyers' reasonable requirements.</p> |

| Policy | Cost impact (if any) |
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| <p>BE2 Developing Significant Housing Sites Development sites of over 200 dwellings, sites that (in combination with other sites) form part of a wider development area that exceeds 200 dwellings or other developments that have a significant impact on the character and appearance of an area will be expected to comply with a development brief. Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below. Development briefs will be prepared for all these sites, setting out requirements for:</p> <ul style="list-style-type: none"> a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan); b) layout proposals, including where appropriate linkages and alignment with adjoining sites; c) densities (which should not be lower than 30 dwellings per hectare on average); d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12; e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure; f) landscaping; g) site access and circulation; h) managing and mitigating traffic generation (see policy TR2); i) the requirements set out in Policy BE1; j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term; and k) protection and enhancement of the historic environment | <p>Requirement for a Design and Access Statement is standard good practice for a major development.</p> |
| <p>BE3 Amenity Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.</p> | <p>Will prevent some sites being developed at densities that developers may prefer, but this should be anticipated prior to site purchase</p> |
| <p>BE4 Converting Rural Buildings Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> a) the building is of permanent and substantial construction; b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation; c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building; d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and; e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. | <p>Land use policy only</p> |
| <p>BE5 Broadband Infrastructure Residential and employment developments will be encouraged to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology.</p> | <p>This reflects a basic requirement of potential purchasers and tenants and developments are unlikely to be marketable without these facilities</p> |
| <p>BE6 Electronic Communications (Telecommunications and Broadband) The Council will support the development of electronic communications networks including telecommunications and high</p> | <p>Land use issue only</p> |

| Policy | Cost impact (if any) |
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| <p>speed broadband. In considering proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> a) the needs of telecommunications operators, b) any technical constraints on location of telecommunications apparatus, c) the potential for sharing sites, d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. <p>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</p> <p>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset unless:</p> <ul style="list-style-type: none"> i. there is no other technically suitable location that both meets operational requirements and causes less environmental harm; ii. the benefits of the proposals demonstrably outweigh the level of harm resulting from the development. <p>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</p> | |
| <p>TR1 Access and Choice</p> <p>Development will only be permitted that provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, emergency vehicles, delivery vehicles, refuse vehicles and other users of motor vehicles, as appropriate.</p> <p>Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, emergency services and public transport services; c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development; d) where practical, incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and; e) have taken account of the needs of people with disabilities by all modes of transport. | <p>Design requirements reflect good practice for development.</p> <p>Costs of electric vehicle charging incorporated into the appraisals</p> |
| <p>TR2 Traffic Generation</p> <p>All large-scale developments (both residential and non-residential) that result in the generation of significant traffic movements should be supported by a Transport Assessment, and where necessary a Travel Plan, to demonstrate the practical and effective measures to be taken to avoid the adverse impacts of traffic.</p> <p>Any development that results in significant negative impacts on the health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement may be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> | <p>Reflects good practice already deployed by developers.</p> |

| Policy | Cost impact (if any) |
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| All measures required in the policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality. | |
| TR3 Parking Development will only be permitted that makes provision for parking which:- a) has regard to the location and accessibility of the site by means other than the private car; b) does not result in on-street car parking detrimental to highway safety; c) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and d) takes account of the requirements of commercial vehicles. Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document. | Reflects good practice already deployed by developers |
| TR4 Safeguarding for Transport Infrastructure Development within the areas safeguarded for the following transport infrastructure, as shown on the Policies Map, will not be permitted where it could inhibit the effective delivery of the infrastructure: a) High Speed Rail 2 b) Areas of search for park and ride | Land use policy only |
| TR5 Safe Operation of Aerodromes Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome | Land use policy only |
| HS1 Healthy, Safe and Inclusive Communities The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals that: a) provide homes and developments that are designed to meet the needs of older people and those with disabilities; b) provide energy efficient housing to help reduce fuel poverty; c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety; d) contribute to the development of a high-quality, safe and convenient walking and cycling network; e) contribute to a high-quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure; h) deliver or contribute to new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; i) provide good access to local shops, employment opportunities, services, schools and community facilities, and; j) do not involve the loss of essential community buildings and social infrastructure. | Reflects best practice already deployed by developers |
| HS2 Protecting Open Space, Sport and Recreation Facilities Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless: a) an alternative can be provided that is at least equivalent in terms of size, quality, accessibility, | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or</p> <p>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</p> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p> | |
| <p>HS3 Local Green Space</p> <p>The Council supports the principle of designating land as Local Green Space.</p> <p>Local communities, through Neighbourhood Plans, may designate Local Green Spaces that are demonstrably special to their local community and of particular local significance in accordance with national planning policy.</p> | Land use policy only |
| <p>HS4 Improvements to Open Space, Sport and Recreation Facilities</p> <p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and district-wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development.</p> <p>Where appropriate, applicants will be required to ensure that provision is made for:</p> <p>a) well-designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);</p> <p>b) appropriate children's play facilities that are visible from nearby houses but not so close they would cause disturbance, and;</p> <p>c) outdoor and / or indoor sport accessible by walking, cycling and public transport</p> <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site, provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p> | <p>Assumed to be collected through CIL or within normal levels of planning obligations.</p> <p>On-site open space addressed within gross area of site, with net developable area adjusted accordingly</p> |
| <p>HS5 Directing Open Space, Sport and Recreation Facilities</p> <p>The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:</p> <p>a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and / or Green Space Strategy, and;</p> <p>b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:</p> <p>i. the proposal is accessible to the community it proposes to serve by means other than the private car; and</p> <p>ii. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.</p> <p>Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.</p> <p>The Council considers the green belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it.</p> | <p>Land use policy only</p> <p>Provision of playing pitches on-site are addressed within gross area of site, with net developable area adjusted accordingly</p> |
| <p>HS6 Creating Healthy Communities</p> | Reflects good practice already deployed by developers |

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| <p>Development proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <ul style="list-style-type: none"> a) good access to healthcare facilities; b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks; c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of age, health or disability; d) high-quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure); e) access to high quality and safe green or open spaces; and f) access to opportunities to partake in indoor and outdoor sport and recreation. | |
| <p>HS7 Crime Prevention The layout and design of development will be encouraged to minimise the potential for crime and antisocial behaviour and improve community safety. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) orientate and design buildings to enable natural surveillance of public spaces and parking areas; b) define private, public and communal spaces; c) create a sense of ownership of the local environment; and d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development. | Reflects good practice already deployed by developers |
| <p>HS8 Protecting Community Facilities Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) There are similar facilities accessible to the local community by means other than the car, and either; b) The facility is redundant and no other user is willing to acquire and manage it, or; c) There is an assessment demonstrating a lack of need for the facility within the local community. | Land use policy only |
| <p>CC1 Planning for Climate Change Adaptation All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <ul style="list-style-type: none"> a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures; b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1; c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3; d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2; <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p> | Most elements of this policy reflect good practice already deployed by developers. |
| <p>CC2 Planning for Renewable Energy and Low Carbon Generation Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> | <p>Land use policy only</p> <p>Partially replaced by NZC DPD policy</p> |

| Policy | Cost impact (if any) |
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| <p>a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;</p> <p>b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;</p> <p>c) the design will ensure that heritage assets including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their significance;</p> <p>d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future climate change strategies;</p> <p>e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging district heating systems);</p> <p>f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; and,</p> <p>g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.</p> <p>Also, for wind energy proposals, planning permission will only be granted if:</p> <p>h) the development is in an area identified in either the Local Plan or a Neighbourhood Plan as being suitable for wind energy; and,</p> <p>i) following consultation, it can be demonstrated that the planning impacts identified by local communities affected by the proposal have been fully addressed and that the proposal has the backing of those communities.</p> | |
| <p>CC3 Buildings Standards and other Sustainability Requirements</p> <p>All non-residential development over 1000 sq. m is required to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent), unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.</p> <p>The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) on the strategic sites identified in this Plan.</p> | <p>This policy has been superseded by the proposed changes in the NZC DPD.</p> |
| <p>FW1 Reducing Flood Risk</p> <p>Planning applications should be submitted in line with the revised validation checklist that has guidance on the national approach to meeting the sequential and exception tests and meeting the requirements of the NPPF.</p> <p>Developers are advised to review the Environment Agency's 1 flood map for planning at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</p> <p>a) there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding.</p> <p>b) land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme.</p> <p>c) new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community.</p> | <p>Land use policy only</p> <p>Land value for any sites in floodplains will need reflect the abnormal costs of mitigation, as required by the PPG.</p> |

| Policy | Cost impact (if any) |
|--|---|
| <p>d) all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum eight metre buffer strip from the top of bank of all watercourses.</p> <p>e) new development must be resilient to surface water, fluvial and pluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard (see glossary) for climate change to ensure new development is safe. Where development lies adjacent to a watercourse, the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and:</p> <ul style="list-style-type: none"> <input type="checkbox"/> there will be no impact upon priority habitat or designated sites of nature conservation; <input type="checkbox"/> modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan; <input type="checkbox"/> culverting open watercourses will not be allowed. | |
| <p>FW2 Sustainable Drainage All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure. All new development sites will discharge at the QBAR (see glossary) greenfield run-off rate, including an allowance for climate change; for sites with a life expectancy of less than 60 years, a 20% allowance must be applied; for sites with a greater than 60-year life expectancy, the allowance must be 30%. SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a masterplanned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure, including green roofs, walls and rain gardens. For development sites that are suspected to be contaminated, the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site-specific basis.</p> | <p>Reflects best practice already deployed by developers</p> |
| <p>FW3 Water Efficiency The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres / person / day. This includes five litres / person / day for external water usage</p> | <p>Reflects good practice already deployed by developers</p> |
| <p>FW4 Water Supply Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> a) minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water, having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study b) In accordance with the Water Framework Directive's objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP). | <p>Standard requirement for developers to work with statutory undertaker to ensure adequate supply is available</p> |

| Policy | Cost impact (if any) |
|---|--|
| <p>HE1 Designated Heritage Assets and their setting Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> a) The nature of the heritage asset prevents all reasonable uses of the site; and b) No viable use of the heritage asset itself can be found that will enable its conservation; and c) Conservation by grant funding or charitable or public ownership is not possible; and d) The harm or loss is outweighed by the benefit of bringing the site back into use. <p>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> | <p>Standard requirement for heritage assets and reflected in value of such sites.</p> |
| <p>HE2 Conservation Areas There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area. Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.</p> | <p>Land use policy only. Land values will need to reflect the presumption of retention of existing buildings</p> |
| <p>HE3 Locally Listed Historic Assets Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset. Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p> | <p>Standard approach to heritage assets.</p> |
| <p>HE4 Archaeology Development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances. There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p> | <p>Standard approach. Land values will be required to reflect these requirements.</p> |
| <p>NE1 Green Infrastructure The Council will protect, enhance and restore the district's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <p>The Council recognises the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure</p> | <p>Land use policy only</p> |

| Policy | Cost impact (if any) |
|---|---|
| <p>Strategy and will support the periodic updating of this important strategic document.</p> <p>The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale;</p> <ul style="list-style-type: none"> • protecting and enhancing existing habitats and restoring fragmented areas; • ensuring access to natural green space; and • improvements to landscape character. | |
| <p>NE2 Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>Sites of National Importance</p> <p>Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <p>Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.</p> <p>Sites of Local Importance</p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity;</p> <ul style="list-style-type: none"> a) Ancient Woodland, aged and veteran trees; b) Local Nature Reserves; c) Local Wildlife Sites and potential Local Wildlife Sites; d) Local Geological Sites; e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance. <p>All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:</p> <ul style="list-style-type: none"> i. the proposal is justified against the above criteria, and ii. where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site / asset in the ecological assessment. | Land use policy only |
| <p>NE3 Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and / or restores habitat biodiversity.</p> <p>Development proposals will be expected to ensure that they:</p> <ul style="list-style-type: none"> a) lead to no net loss of biodiversity, and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts; b) protect or enhance biodiversity assets and secure their long term management and maintenance, and; c) avoid negative impacts on existing biodiversity. <p>Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p> | Cost of green roofs incorporated into the appraisals as a proxy measure for enhancing biodiversity. |
| NE4 Landscape | |

| Policy | Cost impact (if any) |
|--|--|
| <p>New development will be permitted that positively contributes to landscape character.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> a) integrate landscape planning into the design of development at an early stage; b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area; g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas; h) maintain the existence of viable agricultural units, and; i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. | <p>Reflects good practice already deployed by developers</p> |
| <p>NE5 Protection of Natural Resources</p> <p>Development proposals will be permitted provided that they ensure that the district's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors; b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors; c) do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district; there will be a presumption against development within a groundwater SPZ1 that would physically disturb an aquifer; d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes; e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place; f) where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies. | <p>Reflects good practice already deployed by developers</p> |
| <p>NE6 High Speed Rail 2 (HS2)</p> <p>The Council, when considering requests for approval in respect of HS2 works under the special planning provisions established by the Act, will seek appropriate mitigation of any significant environmental</p> | <p>Not relevant to developments</p> |

| Policy | Cost impact (if any) |
|---|---|
| effects of HS2 on the natural environment, businesses and residents of the district subject to the requirements of the Act. | |
| <p>NE7 Use of Waterways The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:</p> <ul style="list-style-type: none"> a) adversely affect the integrity of the waterway structure; b) adversely affect the quality of the water; c) result in pollution due to unauthorised discharges and run off or encroachment; d) adversely affect the landscape, heritage, ecological quality and character of the waterways; e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network. | Reflects good practice already deployed by developers |
| <p>DM1 Infrastructure Contributions Development will be expected to provide, or contribute towards provision of:</p> <ul style="list-style-type: none"> a) Measures to directly mitigate its impact and make it acceptable in planning terms, and b) Physical, social and green infrastructure to support the needs associated with the development. <p>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan. The Council will, where appropriate, seek to secure site-specific infrastructure investments and / or contributions as well as off-site contributions and / or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account. Developer contributions in the form of Planning Obligations and / or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan. The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p> | CIL and Section 106 allowances incorporated in the appraisals. |
| <p>DM2 Assessing Viability Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies that refer to the provision and funding of infrastructure), unless it can be demonstrated that the policies will result in the development being unviable. Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process. Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense. Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.</p> | <p>Standard approach.</p> <p>Amended to include carbon offsetting</p> |

Appendix 2 - Typology details

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 27 | 28 |
|----------------------|---------------------------------|-----------------|---------------|---------------|---------|--------------|-------------|------------------------------|----------------------|------------|-----------|----|--------------|---------------|--------------------------------|------------------------|------------------|---------------|--------|
| WARWICK DC - NZC DPD | | | | | | Years 1 - 5 | | Floor areas - proposed (sqm) | | | | | | | | | | | |
| Site ref | Typology description | Gross Site area | Net site area | Site coverage | Heights | No of Houses | No of Flats | Resi costs Houses | Resi costs GIA Flats | GIA Houses | GIA flats | | Retail A1-A- | Retail S'Mark | Note: B1 office inlcudes B1(b) | B1(c) and B B8 storage | Total resi units | Total resi FS | |
| 1 | Very small housing scheme | 0.10 | 0.10 | 16% | 2 | 3 | - | 1,255 | 1,500 | 315 | - | | - | - | - | - | - | 3 | 315 |
| 2 | Small housing scheme | 0.30 | 0.30 | 14% | 2 | 9 | - | 1,255 | 1,500 | 845 | - | | - | - | - | - | - | 9 | 845 |
| 3 | Medium housing scheme | 0.82 | 0.82 | 14% | 2 | 25 | - | 1,255 | 1,500 | 2,375 | - | | - | - | - | - | - | 25 | 2,375 |
| 4 | Large housing scheme | 2.50 | 2.50 | 14% | 2 | 75 | - | 1,255 | 1,500 | 7,250 | - | | - | - | - | - | - | 75 | 7,250 |
| 5 | Large housing scheme | 4.10 | 4.10 | 14% | 2 | 125 | - | 1,255 | 1,500 | 11,750 | - | | - | - | - | - | - | 125 | 11,750 |
| 6 | Small flatted scheme | 0.15 | 0.15 | 23% | 2 | - | 9 | 1,255 | 1,500 | - | 688 | | - | - | - | - | - | 9 | 688 |
| 7 | Medium flatted scheme | 0.20 | 0.20 | 22% | 5 | - | 25 | 1,255 | 1,500 | - | 1,998 | | 250 | - | - | - | - | 25 | 1,998 |
| 8 | Large flatted scheme | 0.50 | 0.50 | 24% | 4 | - | 60 | 1,255 | 1,500 | - | 4,850 | | - | - | - | - | - | 60 | 4,850 |
| 9 | Large flatted scheme | 0.80 | 0.80 | 21% | 5 | - | 100 | 1,255 | 1,500 | - | 8,500 | | - | - | - | - | - | 100 | 8,500 |
| 10 | Hotel scheme (75 beds) | 0.30 | 0.30 | 19% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | - |
| 11 | Hotel scheme (100 beds) | 0.35 | 0.35 | 21% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | - |
| 12 | Hotel scheme (150 beds) | 0.45 | 0.45 | 20% | 5 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | - |
| 13 | Small retail scheme | 0.25 | 0.25 | 30% | 2 | - | - | 1,255 | 1,500 | - | - | | 1,500 | - | - | - | - | - | - |
| 14 | Medium retail scheme | 0.50 | 0.50 | 45% | 2 | - | - | 1,255 | 1,500 | - | - | | 4,250 | 250 | - | - | - | - | - |
| 15 | Large retail scheme | 1.00 | 1.00 | 35% | 1 | - | - | 1,255 | 1,500 | - | - | | - | 3,500 | - | - | - | - | - |
| 16 | Employment - B1 scheme | 0.25 | 0.25 | 33% | 3 | - | - | 1,255 | 1,500 | - | - | | - | - | 2,500 | - | - | - | - |
| 17 | Employment - B1 scheme | 0.25 | 0.25 | 45% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | 4,500 | - | - | - | - |
| 18 | Employment - B8 scheme | 1.00 | 1.00 | 45% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | 4,500 | - | - |
| 19 | Employment - B8 scheme | 1.00 | 1.00 | 55% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | 5,500 | - | - |
| 20 | Employment - mixed B1/B8 scheme | 1.00 | 1.00 | 45% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | 1,500 | 4,500 | - | - | - |
| 21 | Large housing scheme | 6.67 | 6.67 | 14% | 2 | 200 | - | 1,255 | 1,500 | 19,125 | - | | - | - | - | - | - | 200 | 19,125 |
| 22 | Large housing scheme | 10.00 | 10.00 | 14% | 2 | 300 | - | 1,255 | 1,500 | 29,000 | - | | - | - | - | - | - | 300 | 29,000 |
| 23 | Student housing scheme | 1.00 | 1.00 | 60% | 2 | - | 500 | 1,255 | 2,144 | - | 31,250 | | - | - | - | - | - | 500 | 31,250 |
| 24 | C2 residential scheme | 0.50 | 0.50 | 30% | 3 | - | 50 | 1,255 | 1,500 | - | 3,750 | | - | - | - | - | - | 50 | 3,750 |

| | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 |
|---------------------------|--------------|-----------------------|----------------------|----------|-------------|------|-------|------|--------------|-----------------------|---|----------|-------------|----|----|------|----|----|----|--------|
| WARWICKCIL (rate per sqm) | | | | | | | | | | | S106 (per sqm for commercial; per unit for resi | | | | | | | | | |
| Site ref | Retail A1-A2 | Retail S'M: B1 office | B1(c) and B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A2 | Retail S'M: B1 office | B1(c) and B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | | | | |
| 1 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 2 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 3 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 4 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 5 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 6 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 7 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 8 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 9 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 10 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 11 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 12 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 13 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 14 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 15 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 16 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 17 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 18 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 19 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 20 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 21 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 22 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 13,000 |
| 23 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 109.57 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 3,000 |
| 24 | 0.00 | 115.05 | 0.00 | 0.00 | 0.00 | 0.00 | 77.16 | 0.00 | 0.00 | 77.16 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 3,000 |

| | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | | | | | | | | | | | | | | | | | | | |
|--------------|--------------|-------------|-----------|--------------|------------|----------|-------------|-----|-----|---------|--------------|-------------|-----------|--------------|------------|----------|-------------|-------|-------|--------|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|--|--|--|--|
| WARWICKRents | | | | | | | | | | Cap val | | | | | | | | | | Yields | | | | | | | | | | n/a | | | | | | | | | |
| Site ref | Retail A1-A2 | Retail S'Ms | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A2 | Retail S'Ms | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | | | | | | | | | | | | | | | | | | | |
| 1 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 2 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 3 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 4 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 5 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 6 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 7 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 8 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 9 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 10 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 11 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 12 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 13 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 14 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 15 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 16 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 17 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 18 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 19 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 20 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 21 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 22 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 23 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 6,750 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 24 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,968 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |

| 7980818283848586878889909192939495969798120 | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------|-------------|-----------|-----------|------------|----------|-------------|----|----|----------|--------------|--------------|-----------|--------------|------------|----------|-------------|-----|-----|------|----------------------|--|--|
| WARWICKBuild costs | | | | | | | | | | | | Net to gross | | | | | | | | | | | |
| Site ref | Retail A1-A5 | Retail S'Ms | B1 office | B1(c) and | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | NOT USED | Retail A1-A5 | Retail S'Ms | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Total new floorspace | | |
| 1 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 315 | | |
| 2 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 845 | | |
| 3 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,375 | | |
| 4 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 7,250 | | |
| 5 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 11,750 | | |
| 6 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 688 | | |
| 7 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,248 | | |
| 8 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,850 | | |
| 9 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 8,500 | | |
| 10 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,250 | | |
| 11 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 3,000 | | |
| 12 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 13 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 1,500 | | |
| 14 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 15 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 3,500 | | |
| 16 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,500 | | |
| 17 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 18 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 19 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 5,500 | | |
| 20 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 6,000 | | |
| 21 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 19,125 | | |
| 22 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 29,000 | | |
| 23 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 75% | 31,250 | | |
| 24 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 70% | 3,750 | | |

[illegible]

| 1 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 |
|-----------------------------------|-------------|-------------|-----------|-----------|------------|----------|-------------|-----|-----|------|--------------------------|--------------------|------|------------|-----|-------------|
| WARWICKInvestment sale (QUARTERS) | | | | | | | | | | | Resi sales period (qtrs) | Sales period start | Area | On-site AH | | % AH rented |
| Site ref | Retail A1-/ | Retail S'M: | B1 office | B1(c) and | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Resi | Resi | | % of PRS | | |
| | | | | | | | | | | | | | | units | | |
| 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 1.00 | 6 | | 0.00% | 0% | 70% |
| 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 3 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 40% | 70% |
| 4 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 5.00 | 10 | | 0.00% | 40% | 70% |
| 5 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 6.00 | 6 | | 0.00% | 40% | 70% |
| 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | | 1.00 | 7 | | 0.00% | 40% | 70% |
| 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 2.00 | 8 | | 0.00% | 40% | 70% |
| 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | 3.00 | 8 | | 0.00% | 40% | 70% |
| 10 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 8 | | 0.00% | 0% | 70% |
| 11 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 12 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 13 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 14 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 15 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 16 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 17 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 18 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 19 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 20 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 21 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | | 10.00 | 6 | | 0.00% | 40% | 70% |
| 22 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | | 12.00 | 6 | | 0.00% | 40% | 70% |
| 23 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 1.00 | 10 | | 0.00% | 0% | 70% |
| 24 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 2.00 | 7 | | 0.00% | 0% | 70% |

Appendix 3 - Residential sales values

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 6, The Elms, Hatton, Warwick, Warwickshire CV35 8XN | CV35 8XN | CV35 8 | 10/11/2020 | 454,000 | 485,334 | N | Semi-detached | | 3 | 145 | 3,131 | 3,347 | Freehold | | |
| 104, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 19/06/2020 | 470,000 | 496,247 | N | Terraced | | 3 | 90 | 5,222 | 5,514 | Freehold | | |
| 80, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 27/03/2020 | 442,500 | 496,066 | N | Detached | | 3 | 104 | 4,255 | 4,770 | Freehold | | |
| 60, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 17/06/2020 | 318,500 | 343,064 | N | Semi-detached | | 3 | 94 | 3,388 | 3,650 | Freehold | | |
| 36, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 17/02/2021 | 278,000 | 289,924 | N | Semi-detached | | 3 | 82 | 3,390 | 3,536 | Freehold | | |
| 52, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 26/01/2021 | 340,000 | 354,807 | N | Semi-detached | | 3 | 102 | 3,333 | 3,479 | Freehold | | |
| 106, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 10/06/2021 | 367,500 | 378,560 | N | Semi-detached | | 3 | 123 | 2,988 | 3,078 | Freehold | | |
| 3, Marten Close, Hampton Magna, Warwick, Warwickshire CV35 8UD | CV35 8UD | CV35 8 | 18/09/2020 | 305,500 | 341,311 | N | Detached | | 3 | 84 | 3,637 | 4,063 | Freehold | | |
| 33, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TY | CV35 8TY | CV35 8 | 23/10/2020 | 295,000 | 326,940 | N | Detached | | 3 | 78 | 3,782 | 4,192 | Freehold | | |
| 4, Clinton Avenue, Hampton Magna, Warwick, Warwickshire CV35 8TX | CV35 8TX | CV35 8 | 22/10/2021 | 321,500 | 316,559 | N | Detached | | 3 | 91 | 3,533 | 3,479 | Freehold | | |
| 21, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 22/07/2021 | 325,000 | 344,885 | N | Detached | | 3 | 74 | 4,392 | 4,661 | Freehold | | |
| 30, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 14/05/2021 | 425,000 | 450,017 | N | Detached | | 3 | 108 | 3,935 | 4,167 | Freehold | | |
| 22, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 23/07/2021 | 323,750 | 343,559 | N | Detached | | 3 to 4 | 100 | 3,238 | 3,436 | Freehold | | |
| 15, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 29/06/2021 | 309,950 | 324,312 | N | Detached | | 2 to 3 | 97 | 3,195 | 3,343 | Freehold | | |
| 28, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 18/02/2021 | 321,000 | 342,399 | N | Detached | | 3 to 4 | 110 | 2,918 | 3,113 | Freehold | | |
| 20, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 21/10/2021 | 286,000 | 281,605 | N | Detached | | 2 to 3 | 101 | 2,832 | 2,788 | Freehold | | |
| 37, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TT | CV35 8TT | CV35 8 | 15/04/2021 | 275,000 | 293,854 | N | Detached | | 3 | 68 | 4,044 | 4,321 | Freehold | | |
| 11, Bellam Road, Hampton Magna, Warwick, Warwickshire CV35 8TN | CV35 8TN | CV35 8 | 02/02/2021 | 332,500 | 354,666 | N | Detached | | 3 to 4 | 124 | 2,681 | 2,860 | Freehold | | |
| 9, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 28/06/2021 | 380,000 | 391,436 | N | Semi-detached | | 3 | 111 | 3,423 | 3,526 | Freehold | | |
| 13, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 14/08/2020 | 248,000 | 280,900 | N | Detached | | 3 | 82 | 3,024 | 3,426 | Freehold | | |
| 3, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 10/09/2021 | 340,000 | 344,449 | N | Detached | | 3 | 131 | 2,595 | 2,629 | Freehold | | |
| 16, Chichester Lane, Hampton Magna, Warwick, Warwickshire CV35 8TG | CV35 8TG | CV35 8 | 27/01/2020 | 262,000 | 292,254 | N | Semi-detached | | 3 | 97 | 2,701 | 3,013 | Freehold | | |
| 3, Friary Close, Hampton Magna, Warwick, Warwickshire CV35 8TD | CV35 8TD | CV35 8 | 31/01/2020 | 250,000 | 278,868 | N | Semi-detached | | 3 | 79 | 3,165 | 3,530 | Freehold | | |
| 1, Seymour Close, Hampton Magna, Warwick, Warwickshire CV35 8SU | CV35 8SU | CV35 8 | 24/06/2020 | 327,500 | 362,543 | N | Detached | | 2 to 3 | 89 | 3,680 | 4,074 | Freehold | | |
| 6, Minster Close, Hampton Magna, Warwick, Warwickshire CV35 8ST | CV35 8ST | CV35 8 | 06/03/2020 | 372,000 | 417,032 | N | Detached | | 3 to 4 | 109 | 3,413 | 3,826 | Freehold | | |
| 9, Sumner Close, Hampton Magna, Warwick, Warwickshire CV35 8SQ | CV35 8SQ | CV35 8 | 17/06/2020 | 252,500 | 271,974 | N | Semi-detached | | 3 | 70 | 3,607 | 3,885 | Freehold | | |
| 38, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP | CV35 8SP | CV35 8 | 24/02/2021 | 265,000 | 282,666 | N | Detached | | 2 to 3 | 73 | 3,630 | 3,872 | Freehold | | |
| 36, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP | CV35 8SP | CV35 8 | 26/08/2020 | 262,000 | 287,144 | N | Semi-detached | | 3 | 107 | 2,449 | 2,684 | Freehold | | |
| 6, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SL | CV35 8SL | CV35 8 | 30/04/2021 | 335,000 | 357,967 | N | Detached | | 3 | 87 | 3,851 | 4,115 | Freehold | | |
| 5, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ | CV35 8SJ | CV35 8 | 24/06/2021 | 425,000 | 444,693 | N | Detached | | 3 to 4 | 111 | 3,829 | 4,006 | Freehold | | |
| 8, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ | CV35 8SJ | CV35 8 | 06/07/2020 | 270,000 | 297,489 | N | Semi-detached | | 2 to 3 | 86 | 3,140 | 3,459 | Freehold | | |
| 30, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE | CV35 8SE | CV35 8 | 17/12/2020 | 282,500 | 305,886 | N | Detached | | 2 to 3 | 88 | 3,210 | 3,476 | Freehold | | |
| 8, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE | CV35 8SE | CV35 8 | 24/11/2020 | 300,000 | 311,204 | N | Terraced | | 2 to 3 | 95 | 3,158 | 3,276 | Freehold | | |
| 8, Ryder Close, Hampton Magna, Warwick, Warwickshire CV35 8SD | CV35 8SD | CV35 8 | 21/02/2020 | 338,000 | 385,753 | N | Detached | | | 130 | 2,600 | 2,967 | Freehold | | |
| 1, Field Barn Road, Hampton Magna, Warwick, Warwickshire CV35 8RX | CV35 8RX | CV35 8 | 12/10/2020 | 308,000 | 341,347 | N | Detached | | 2 to 3 | 81 | 3,802 | 4,214 | Freehold | | |
| 42, Old Budbrooke Road, Hampton Magna, Warwick, Warwickshire CV35 8QN | CV35 8QN | CV35 8 | 17/12/2020 | 340,000 | 359,087 | N | Semi-detached | | | 137 | 2,482 | 2,621 | Freehold | | |
| 8, Mill Close, Norton Lindsey, Warwick, Warwickshire CV35 8JU | CV35 8JU | CV35 8 | 01/05/2020 | 215,000 | 227,258 | N | Terraced | | 2 to 3 | 57 | 3,772 | 3,987 | Freehold | | |
| Rose Bank, Snitterfield Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JQ | CV35 8JQ | CV35 8 | 21/09/2021 | 1,046,000 | 1,059,688 | N | Detached | | 3 to 4 | 166 | 6,301 | 6,384 | Freehold | | |
| The Willows, Wolverton Road, Norton Lindsey, Warwick, Warwickshire CV35 8JL | CV35 8JL | CV35 8 | 19/01/2021 | 800,000 | 855,123 | N | Detached | | | 148 | 5,405 | 5,778 | Freehold | | |
| Furlong, Canada Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JH | CV35 8JH | CV35 8 | 01/04/2021 | 795,000 | 849,504 | N | Detached | | 3 to 4 | 192 | 4,141 | 4,425 | Freehold | | |
| Highlands House, Church Road, Norton Lindsey, Warwick, Warwickshire CV35 8JE | CV35 8JE | CV35 8 | 18/01/2021 | 951,000 | 1,016,528 | N | Detached | | | 229 | 4,153 | 4,439 | Freehold | | |
| 26, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 18/06/2020 | 284,000 | 305,903 | N | Semi-detached | | | 75 | 3,787 | 4,079 | Freehold | | |
| 11, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 26/06/2020 | 367,000 | 395,305 | N | Semi-detached | | | 97 | 3,784 | 4,075 | Freehold | | |
| 10, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 18/11/2020 | 355,000 | 359,783 | N | Flat | | | 97 | 3,660 | 3,709 | Freehold | | |
| 13, Fairfax Close, Barford, Warwick, Warwickshire CV35 8ER | CV35 8ER | CV35 8 | 02/11/2020 | 575,000 | 629,987 | N | Detached | | | 131 | 4,389 | 4,809 | Freehold | | |
| 21, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 27/04/2021 | 320,000 | 341,939 | N | Detached | | | 64 | 5,000 | 5,343 | Freehold | | |
| 25, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 19/03/2021 | 680,000 | 726,741 | N | Detached | | | 184 | 3,696 | 3,950 | Freehold | | |
| 8, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 08/12/2020 | 595,000 | 644,256 | N | Detached | | | 169 | 3,521 | 3,812 | Freehold | | |
| 4, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 14/02/2020 | 422,500 | 482,192 | N | Detached | | | 71 | 5,944 | 6,784 | Freehold | | |
| 26a, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 28/08/2020 | 725,000 | 821,181 | N | Detached | | | 171 | 4,240 | 4,802 | Freehold | | |
| 18, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 10/06/2021 | 642,500 | 672,272 | N | Detached | | 3 | 191 | 3,364 | 3,520 | Freehold | | |
| 36, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 09/12/2020 | 453,000 | 478,430 | N | Semi-detached | | 3 | 81 | 5,593 | 5,907 | Freehold | | |
| 1, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 10/03/2020 | 550,000 | 599,798 | N | Semi-detached | | | 147 | 3,742 | 4,080 | Freehold | | |
| 1, Cedar House, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 25/01/2021 | 448,000 | 453,303 | N | Terraced | | 3 to 4 | 134 | 3,343 | 3,383 | Freehold | | |
| 7, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL | CV35 8EL | CV35 8 | 06/08/2020 | 295,000 | 315,383 | N | Terraced | | 2 to 3 | 92 | 3,207 | 3,428 | Freehold | | |
| 11, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL | CV35 8EL | CV35 8 | 28/01/2021 | 540,000 | 546,392 | N | Terraced | | | 161 | 3,354 | 3,394 | Freehold | | |
| 6, Mill Lane, Barford, Warwick, Warwickshire CV35 8EJ | CV35 8EJ | CV35 8 | 26/02/2021 | 280,000 | 292,010 | N | Semi-detached | | 3 | 70 | 4,000 | 4,172 | Freehold | | |
| 30, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH | CV35 8EH | CV35 8 | 03/07/2020 | 250,000 | 269,730 | N | Terraced | | 2 to 3 | 63 | 3,968 | 4,281 | Freehold | | |
| 12, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH | CV35 8EH | CV35 8 | 11/12/2020 | 275,000 | 297,765 | N | Detached | | 3 | 91 | 3,022 | 3,272 | Freehold | | |
| 33, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF | CV35 8EF | CV35 8 | 24/01/2020 | 319,995 | 368,082 | Y | Detached | | | 79 | 4,051 | 4,659 | Freehold | | |
| 29, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF | CV35 8EF | CV35 8 | 28/02/2020 | 304,995 | 337,958 | Y | Semi-detached | | | 79 | 3,861 | 4,278 | Freehold | | |
| 7, Farriers Court, Wasperton, Warwick, Warwickshire CV35 8EB | CV35 8EB | CV35 8 | 11/06/2021 | 575,000 | 576,084 | N | Terraced | | 3 to 4 | 154 | 3,734 | 3,741 | Freehold | | |
| 33, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY | CV35 8DY | CV35 8 | 24/03/2021 | 260,000 | 272,086 | N | Semi-detached | | 3 | 79 | 3,291 | 3,444 | Freehold | | |
| 3, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY | CV35 8DY | CV35 8 | 14/05/2021 | 320,000 | 325,281 | N | Terraced | | 3 | 95 | 3,368 | 3,424 | Freehold | | |
| 29, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 12/05/2021 | 335,000 | 340,529 | N | Terraced | | 3 | 88 | 3,807 | 3,870 | Freehold | | |
| 56, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 30/07/2020 | 300,000 | 330,544 | N | Semi-detached | | 3 | 87 | 3,448 | 3,799 | Freehold | | |
| 78, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 07/02/2020 | 300,000 | 332,423 | N | Semi-detached | | 2 to 3 | 93 | 3,226 | 3,574 | Freehold | | |
| 6, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG | CV35 8DG | CV35 8 | 22/07/2021 | 230,000 | 235,572 | N | Terraced | | 2 | 55 | 4,182 | 4,283 | Freehold | | |
| 8, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG | CV35 8DG | CV35 8 | 28/04/2020 | 213,000 | 221,641 | N | Terraced | | 2 to 3 | 54 | 3,944 | 4,104 | Freehold | | |
| 49, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 17/05/2021 | 332,000 | 351,543 | N | Detached | | 2 to 3 | 74 | 4,462 | 4,725 | Freehold | | |
| 71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 24/04/2020 | 379,995 | 413,335 | Y | Detached | | | 108 | 3,518 | 3,827 | Freehold | | |
| 71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 24/04/2020 | 379,995 | 387,813 | Y | Detached | | | 108 | 3,518 | 3,591 | Freehold | | |
| Stable Cottage, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DD | CV35 8DD | CV35 8 | 08/01/2021 | 770,000 | 823,056 | N | Detached | | | 231 | 3,333 | 3,563 | Freehold | | |
| 2, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DB | CV35 8DB | CV35 8 | 30/03/2021 | 600,000 | 641,242 | N | Detached | | 3 | 127 | 4,724 | 5,049 | Freehold | | |
| Brook Cottage, Barford Hill, Barford, Warwick, Warwickshire CV35 8BZ | CV35 8BZ | CV35 8 | 26/03/2021 | 690,000 | 737,428 | N | Detached | | 3 | 160 | 4,313 | 4,609 | Freehold | | |
| 3, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY | CV35 8BY | CV35 8 | 15/01/2021 | 690,000 | 737,544 | N | Detached | | 3 | 210 | 3,286 | 3,512 | Freehold | | |
| 4, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY | CV35 8BY | CV35 8 | 14/08/2020 | 850,000 | 962,764 | N | Detached | | | 371 | 2,291 | 2,595 | Freehold | | |
| 2, Avon Close, Barford, Warwick, Warwickshire CV35 8BX | CV35 8BX | CV35 8 | 10/01/2020 | 730,000 | 839,699 | N | Detached | | | 167 | 4,371 | 5,028 | Freehold | | |
| 22, High Street, Barford, Warwick, Warwickshire CV35 8BU | CV35 8BU | CV35 8 | 25/11/2020 | 380,000 | 394,192 | N | Terraced | | 3 | 56 | 6,735 | 6,987 | Freehold | | |
| 1, Verdon Place, Barford, Warwick, Warwickshire CV35 8BT | CV35 8BT | CV35 8 | 21/01/20 | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 9, Hemmings Mill, Barford, Warwick, Warwickshire CV35 8BP | CV35 8BP | CV35 8 | 04/12/2020 | 360,000 | 389,802 | N | Detached | | 3 to 4 | 101 | 3,564 | 3,859 | Freehold | | |
| 7, Hampton Croft, Hampton On The Hill, Warwick, Warwickshire CV35 8BJ | CV35 8BJ | CV35 8 | 20/03/2020 | 290,000 | 316,257 | N | Semi-detached | | 3 | 89 | 3,258 | 3,553 | Freehold | | |
| 3, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW | CV35 8AW | CV35 8 | 08/07/2020 | 740,000 | 842,728 | N | Detached | | 3 to 4 | 216 | 3,426 | 3,902 | Freehold | | |
| 2, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW | CV35 8AW | CV35 8 | 21/08/2020 | 690,000 | 781,538 | N | Detached | | | 209 | 3,301 | 3,739 | Freehold | | |
| 8, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ | CV35 8AJ | CV35 8 | 21/05/2021 | 700,000 | 741,205 | N | Detached | | | 201 | 3,483 | 3,688 | Freehold | | |
| 9, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ | CV35 8AJ | CV35 8 | 03/06/2020 | 775,000 | 857,927 | N | Detached | | | 239 | 3,243 | 3,590 | Freehold | | |
| The Garden Cottage 3, Old Rectory Cottages, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB | CV35 8AB | CV35 8 | 28/01/2020 | 240,000 | 276,066 | N | Detached | | 2 | 40 | 5,970 | 6,867 | Freehold | | |
| Benedict House, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB | CV35 8AB | CV35 8 | 26/02/2021 | 760,000 | 810,665 | N | Detached | | | 181 | 4,199 | 4,479 | Freehold | | |
| | | CV35 8 Average | | | | | | | | | | 4,001 | | | |
| 11, Todenham Way, Hatton Park, Warwick, Warwickshire CV35 7UE | CV35 7UE | CV35 7 | 18/02/2020 | 690,000 | 787,484 | N | Detached | | | 183 | 3,770 | 4,303 | Freehold | | |
| 7, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD | CV35 7UD | CV35 7 | 01/07/2021 | 710,000 | 753,441 | N | Detached | | | 182 | 3,901 | 4,140 | Freehold | | |
| 27, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD | CV35 7UD | CV35 7 | 16/07/2020 | 750,000 | 854,116 | N | Detached | | | 207 | 3,623 | 4,126 | Freehold | | |
| 6, Halford Grove, Hatton Park, Warwick, Warwickshire CV35 7UB | CV35 7UB | CV35 7 | 30/04/2021 | 245,000 | 249,970 | N | Terraced | | 2 to 3 | 60 | 4,083 | 4,166 | Freehold | | |
| 6, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ | CV35 7TZ | CV35 7 | 21/05/2021 | 400,000 | 423,546 | N | Detached | | 3 | 92 | 4,348 | 4,604 | Freehold | | |
| 23, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ | CV35 7TZ | CV35 7 | 26/06/2020 | 460,000 | 509,221 | N | Detached | | | 157 | 2,930 | 3,243 | Freehold | | |
| 1, Arlescote Close, Hatton Park, Warwick, Warwickshire CV35 7TX | CV35 7TX | CV35 7 | 26/06/2020 | 403,500 | 446,676 | N | Detached | | | 108 | 3,736 | 4,136 | Freehold | | |
| 19, Welford Grove, Hatton Park, Warwick, Warwickshire CV35 7TW | CV35 7TW | CV35 7 | 21/05/2021 | 240,000 | 250,058 | N | Semi-detached | | 2 to 3 | 73 | 3,288 | 3,425 | Freehold | | |
| 34, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 06/08/2021 | 535,000 | 534,202 | N | Flat | | 3 to 4 | 120 | 4,458 | 4,452 | Leasehold | | |
| 41, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 10/09/2021 | 487,500 | 484,381 | N | Flat | | | 131 | 3,716 | 3,692 | Leasehold | | |
| 10, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 04/12/2020 | 450,000 | 459,956 | N | Terraced | | 3 to 4 | 128 | 3,516 | 3,593 | Freehold | | |
| Flat, 57, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 26/02/2020 | 200,000 | 206,642 | N | Flat | | 2 | 79 | 2,532 | 2,616 | Leasehold | | |
| 19, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 29/10/2021 | 267,500 | 262,222 | N | Terraced | | 2 to 3 | 65 | 4,107 | 4,026 | Freehold | | |
| 17, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 29/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 70 | 3,929 | 3,975 | Freehold | | |
| 24, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 26/01/2021 | 260,000 | 263,077 | N | Terraced | | 2 to 3 | 68 | 3,835 | 3,880 | Freehold | | |
| 5, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 17/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 | 64 | 3,828 | 3,876 | Freehold | | |
| 32, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ | CV35 7TQ | CV35 7 | 23/07/2021 | 250,000 | 256,057 | N | Terraced | | 2 | 69 | 3,623 | 3,711 | Freehold | | |
| 26, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ | CV35 7TQ | CV35 7 | 16/04/2021 | 250,000 | 255,071 | N | Terraced | | 2 | 70 | 3,571 | 3,644 | Freehold | | |
| 19, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP | CV35 7TP | CV35 7 | 17/01/2020 | 235,000 | 256,672 | N | Terraced | | 2 to 3 | 61 | 3,852 | 4,208 | Freehold | | |
| 9, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP | CV35 7TP | CV35 7 | 24/01/2020 | 218,000 | 238,104 | N | Terraced | | 2 to 3 | 59 | 3,695 | 4,036 | Freehold | | |
| 16, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 28/04/2021 | 425,000 | 454,137 | N | Detached | | 3 to 4 | 100 | 4,250 | 4,541 | Freehold | | |
| 35, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 29/03/2021 | 385,000 | 411,464 | N | Detached | | | 98 | 3,929 | 4,199 | Freehold | | |
| 47, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 12/03/2021 | 440,000 | 470,244 | N | Detached | | | 112 | 3,929 | 4,199 | Freehold | | |
| 39, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 29/03/2021 | 468,000 | 500,169 | N | Detached | | 3 to 4 | 123 | 3,805 | 4,066 | Freehold | | |
| 3, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 23/03/2021 | 450,000 | 480,932 | N | Detached | | 3 to 4 | 127 | 3,556 | 3,800 | Freehold | | |
| 8, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 19/01/2021 | 475,000 | 507,729 | N | Detached | | | 143 | 3,322 | 3,551 | Freehold | | |
| 21, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 30/10/2020 | 285,000 | 299,837 | N | Terraced | | 2 | 61 | 4,672 | 4,915 | Freehold | | |
| 35, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 11/01/2021 | 235,000 | 251,192 | N | Detached | | 2 to 3 | 59 | 4,010 | 4,287 | Freehold | | |
| 33, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 21/04/2021 | 325,000 | 331,593 | N | Terraced | | 3 | 81 | 4,012 | 4,094 | Freehold | | |
| 2, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 19/02/2021 | 395,000 | 399,970 | N | Terraced | | 3 | 109 | 3,624 | 3,669 | Freehold | | |
| 16, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 07/01/2021 | 467,500 | 473,033 | N | Terraced | | 3 to 4 | 143 | 3,269 | 3,308 | Freehold | | |
| 34, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 25/06/2021 | 325,000 | 340,060 | N | Detached | | 3 | 72 | 4,514 | 4,723 | Freehold | | |
| 21, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 29/01/2021 | 306,560 | 319,910 | N | Semi-detached | | 3 | 71 | 4,318 | 4,506 | Freehold | | |
| 29, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 20/08/2021 | 259,000 | 259,793 | N | Terraced | | 2 to 3 | 60 | 4,317 | 4,330 | Freehold | | |
| 45, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 20/08/2020 | 225,000 | 240,547 | N | Terraced | | 2 to 3 | 60 | 3,750 | 4,009 | Freehold | | |
| 9, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 09/07/2020 | 270,000 | 297,489 | N | Semi-detached | | 3 | 75 | 3,600 | 3,967 | Freehold | | |
| 23, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 25/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 | 80 | 3,750 | 3,812 | Freehold | | |
| 19, Tidmington Close, Hatton Park, Warwick, Warwickshire CV35 7TE | CV35 7TE | CV35 7 | 28/01/2021 | 450,000 | 481,007 | N | Detached | | 3 to 4 | 91 | 4,945 | 5,286 | Freehold | | |
| 4, Mickleton Drive, Hatton Park, Warwick, Warwickshire CV35 7TA | CV35 7TA | CV35 7 | 18/06/2021 | 545,000 | 570,254 | N | Detached | | | 166 | 3,283 | 3,435 | Freehold | | |
| 11, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 23/04/2021 | 250,000 | 255,071 | N | Terraced | | 2 to 3 | 60 | 4,167 | 4,251 | Freehold | | |
| 3, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 29/01/2021 | 485,000 | 518,418 | N | Detached | | 3 to 4 | 135 | 3,593 | 3,840 | Freehold | | |
| 34, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 26/02/2021 | 470,000 | 501,332 | N | Detached | | | 131 | 3,588 | 3,827 | Freehold | | |
| 1, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 28/01/2021 | 565,000 | 603,931 | N | Detached | | | 167 | 3,383 | 3,616 | Freehold | | |
| 14, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 28/01/2021 | 359,950 | 364,210 | N | Terraced | | 3 | 110 | 3,272 | 3,311 | Freehold | | |
| 15, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 30/06/2021 | 480,000 | 502,242 | N | Detached | | | 192 | 2,500 | 2,616 | Freehold | | |
| 1, Dassett Close, Hatton Park, Warwick, Warwickshire CV35 7SX | CV35 7SX | CV35 7 | 27/10/2020 | 520,000 | 576,301 | N | Detached | | 3 to 4 | 145 | 3,586 | 3,974 | Freehold | | |
| 9, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU | CV35 7SU | CV35 7 | 04/11/2020 | 144,000 | 149,378 | N | Terraced | | 2 to 3 | 55 | 2,618 | 2,716 | Leasehold | | |
| 10, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU | CV35 7SU | CV35 7 | 06/03/2020 | 143,666 | 153,427 | N | Terraced | | 2 | 58 | 2,460 | 2,627 | Leasehold | | |
| 17, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST | CV35 7ST | CV35 7 | 28/09/2021 | 207,000 | 205,676 | N | Flat | | 2 | 68 | 3,044 | 3,025 | Leasehold | | |
| 7, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST | CV35 7ST | CV35 7 | 18/12/2020 | 244,000 | 244,371 | N | Flat | | 2 | 88 | 2,773 | 2,777 | Leasehold | | |
| Kings Hill, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7RB | CV35 7RB | CV35 7 | 03/07/2020 | 780,000 | 888,281 | N | Detached | | | 183 | 4,262 | 4,854 | Freehold | | |
| 20, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 11/12/2020 | 470,000 | 508,908 | N | Detached | | | 113 | 4,159 | 4,504 | Freehold | | |
| 54, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 26/05/2021 | 625,000 | 661,790 | N | Detached | | 3 to 4 | 154 | 4,058 | 4,297 | Freehold | | |
| 65, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 19/11/2020 | 585,500 | 641,491 | N | Detached | | 3 | 164 | 3,570 | 3,912 | Freehold | | |
| 62, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 07/10/2020 | 425,000 | 471,015 | N | Detached | | 3 to 4 | 162 | 2,623 | 2,908 | Freehold | | |
| Apartment 5, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU | CV35 7QU | CV35 7 | 30/07/2021 | 385,000 | 390,888 | N | Flat | | 2 | 93 | 4,140 | 4,203 | Leasehold | | |
| Apartment 9, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU | CV35 7QU | CV35 7 | 16/09/2021 | 148,500 | 147,550 | N | Flat | | 1 | 60 | 2,459 | 2,443 | Leasehold | | |
| 42, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP | CV35 7QP | CV35 7 | 21/02/2020 | 492,500 | 562,081 | N | Detached | | 3 to 4 | 127 | 3,878 | 4,426 | Freehold | | |
| 30, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP | CV35 7QP | CV35 7 | 17/12/2020 | 460,000 | 498,080 | N | Detached | | 3 to 4 | 113 | 4,071 | 4,408 | Freehold | | |
| 18, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL | CV35 7QL | CV35 7 | 21/10/2020 | 700,000 | 775,790 | N | Detached | | 3 to 4 | 135 | 5,185 | 5,747 | Freehold | | |
| 16, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL | CV35 7QL | CV35 7 | 07/07/2020 | 695,000 | 791,481 | N | Detached | | | 175 | 3,971 | 4,523 | Freehold | | |
| 9, Quarry Close, Leek Wootton, Warwick, Warwickshire CV35 7QJ | CV35 7QJ | CV35 7 | 21/09/2020 | 340,000 | 360,340 | N | Terraced | | 3 | 91 | 3,736 | 3,960 | Freehold | | |
| East Cottage, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 07/08/2020 | 480,000 | 513,166 | N | Terraced | | 3 to 4 | 95 | 5,053 | 5,402 | Freehold | | |
| 26, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 14/10/2020 | 350,000 | 378,206 | N | Semi-detached | | 3 | 86 | 4,070 | 4,398 | Freehold | | |
| 18, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 16/10/2020 | 365,000 | 394,415 | N | Semi-detached | | 3 | 106 | 3,443 | 3,721 | Freehold | | |
| 6, Home Farm, Leek Wootton, Warwick, Warwickshire CV35 7PU | CV35 7PU | CV35 7 | 29/03/2021 | 580,000 | 619,867 | N | Detached | | 2 to 3 | 140 | 4,143 | 4,428 | Freehold | | |
| 1, Brownlow Green Cottage, Beausale Lane, Hatton, Warwick, Warwickshire CV35 7PE | CV35 7PE | CV35 7 | 10/01/2020 | 385,000 | 429,457 | N | Semi-detached | | 3 | 101 | 3,812 | 4,252 | Freehold | | |
| Briardene, Honiley Road, Beausale, Warwick, Warwickshire CV35 7NX | CV35 7NX | CV35 7 | 27/08/2021 | 793,500 | 816,341 | N | Detached | | 3 | 139 | 5,709 | 5,873 | Freehold | | |
| Northway, School Lane, Beausale, Warwick, Warwickshire CV35 7NW | CV35 7NW | CV35 7 | 19/02/2021 | 367,000 | 391,466 | N | Detached | | 3 to 4 | 103 | 3,563 | 3,801 | Freehold | | |
| 5, Heath Terrace, Beausale, Warwick, Warwickshire CV35 7NR | CV35 7NR | CV35 7 | 18/09/2020 | 495,000 | 537,887 | N | Semi-detached | | 3 | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 16, Station Road, Hatton, Warwick, Warwickshire CV35 7LG | CV35 7LG | CV35 7 | 21/12/2020 | 409,250 | 443,129 | N | Detached | | 2 to 3 | 90 | 4,547 | 4,924 | Freehold | | |
| 12, Starmer Place, Hatton, Warwick, Warwickshire CV35 7LB | CV35 7LB | CV35 7 | 11/01/2021 | 228,000 | 230,699 | N | Terraced | | 3 | 86 | 2,651 | 2,683 | Freehold | | |
| Little Orchard, Hatton Green, Hatton, Warwick, Warwickshire CV35 7LA | CV35 7LA | CV35 7 | 28/08/2020 | 550,000 | 622,965 | N | Detached | | 3 to 4 | 118 | 4,661 | 5,279 | Freehold | | |
| 1, Hatton Flight, Birmingham Road, Hatton, Warwick, Warwickshire CV35 7JP | CV35 7JP | CV35 7 | 16/12/2020 | 775,000 | 839,157 | N | Detached | | | 187 | 4,135 | 4,478 | Freehold | | |
| The Oaks, Five Ways Road, Hatton, Warwick, Warwickshire CV35 7JB | CV35 7JB | CV35 7 | 22/07/2020 | 878,000 | 999,886 | N | Detached | | | 201 | 4,368 | 4,975 | Freehold | | |
| 2, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 30/01/2020 | 272,500 | 297,630 | N | Terraced | | 3 to 4 | 44 | 6,231 | 6,806 | Freehold | | |
| 1, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 01/02/2021 | 500,000 | 533,332 | N | Detached | | 3 to 4 | 143 | 3,497 | 3,730 | Freehold | | |
| 4, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 18/06/2021 | 375,000 | 375,707 | N | Terraced | | 3 | 110 | 3,409 | 3,416 | Freehold | | |
| Oak House, Birmingham Road, Budbrooke, Warwick, Warwickshire CV35 7DX | CV35 7DX | CV35 7 | 12/02/2021 | 1,050,000 | 1,119,997 | N | Detached | | | 333 | 3,153 | 3,363 | Freehold | | |
| 1, Woodlands Cottage, Mill Lane, Rowington, Warwick, Warwickshire CV35 7DQ | CV35 7DQ | CV35 7 | 18/01/2021 | 470,000 | 490,468 | N | Semi-detached | | 3 | 83 | 5,663 | 5,909 | Freehold | | |
| Bridge Cottage, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH | CV35 7DH | CV35 7 | 11/11/2020 | 1,129,000 | 1,236,966 | N | Detached | | | 227 | 4,974 | 5,449 | Freehold | | |
| 7, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH | CV35 7DH | CV35 7 | 11/11/2020 | 436,000 | 466,091 | N | Semi-detached | | 3 to 4 | 111 | 3,928 | 4,199 | Freehold | | |
| Cathetus, Rowington Green, Rowington, Warwick, Warwickshire CV35 7DB | CV35 7DB | CV35 7 | 31/07/2020 | 947,000 | 1,078,464 | N | Detached | | | 244 | 3,881 | 4,420 | Freehold | | |
| 10, Hatton Grange, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7BZ | CV35 7BZ | CV35 7 | 21/08/2020 | 242,000 | 258,721 | N | Terraced | | | 72 | 3,361 | 3,593 | Freehold | | |
| Oakdene, The Avenue, Rowington, Warwick, Warwickshire CV35 7BX | CV35 7BX | CV35 7 | 22/01/2020 | 550,000 | 613,510 | N | Semi-detached | | | 133 | 4,135 | 4,613 | Freehold | | |
| 10, Antrobus Close, Hatton, Warwick, Warwickshire CV35 7BW | CV35 7BW | CV35 7 | 12/02/2021 | 395,000 | 421,332 | N | Detached | | 3 | 123 | 3,211 | 3,425 | Freehold | | |
| 2, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS | CV35 7BS | CV35 7 | 23/09/2020 | 250,000 | 264,956 | N | Terraced | | 2 | 60 | 4,167 | 4,416 | Freehold | | |
| 1, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS | CV35 7BS | CV35 7 | 15/12/2020 | 282,500 | 288,750 | N | Terraced | | 2 to 3 | 77 | 3,669 | 3,750 | Freehold | | |
| 7, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL | CV35 7BL | CV35 7 | 15/12/2020 | 340,000 | 368,146 | N | Detached | | 3 to 4 | 113 | 3,009 | 3,258 | Freehold | | |
| 10, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL | CV35 7BL | CV35 7 | 31/01/2020 | 316,000 | 363,486 | N | Detached | | 3 to 4 | 113 | 2,796 | 3,217 | Freehold | | |
| The Croft, Holywell, Shrewley, Warwick, Warwickshire CV35 7BJ | CV35 7BJ | CV35 7 | 28/09/2020 | 1,085,000 | 1,212,184 | N | Detached | | | 262 | 4,141 | 4,627 | Freehold | | |
| Weavers Cottage, High Cross Lane, Shrewley, Warwick, Warwickshire CV35 7BE | CV35 7BE | CV35 7 | 02/02/2021 | 499,999 | 533,331 | N | Detached | | 3 | 100 | 5,000 | 5,333 | Freehold | | |
| 15, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR | CV35 7AR | CV35 7 | 08/04/2021 | 470,000 | 502,222 | N | Detached | | 2 to 3 | 102 | 4,608 | 4,924 | Freehold | | |
| 21, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR | CV35 7AR | CV35 7 | 22/10/2020 | 285,000 | 307,968 | N | Semi-detached | | 3 | 83 | 3,434 | 3,710 | Freehold | | |
| | | CV35 7 Average | | | | | | | | | | 4,105 | | | |
| 3, Sandpit Boulevard, Warwick, Warwickshire CV34 8BN | CV34 8BN | CV34 8 | 23/10/2020 | 480,000 | 531,970 | Y | Detached | | | 125 | 3,840 | 4,256 | Freehold | | |
| 11, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 31/07/2020 | 315,000 | 347,071 | Y | Semi-detached | | | 61 | 5,164 | 5,690 | Freehold | | |
| 12, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 30/04/2020 | 275,000 | 292,544 | Y | Semi-detached | | | 61 | 4,508 | 4,796 | Freehold | | |
| 10, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 27/03/2020 | 268,000 | 292,265 | Y | Semi-detached | | | 61 | 4,393 | 4,791 | Freehold | | |
| 3, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 31/01/2020 | 249,950 | 273,001 | Y | Terraced | | | 61 | 4,098 | 4,475 | Freehold | | |
| 2, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 03/07/2020 | 340,000 | 374,616 | Y | Semi-detached | | | 86 | 3,953 | 4,356 | Freehold | | |
| 9, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 18/09/2020 | 342,950 | 372,664 | Y | Semi-detached | | | 86 | 3,988 | 4,333 | Freehold | | |
| 7, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 20/08/2020 | 340,000 | 372,630 | Y | Semi-detached | | | 86 | 3,953 | 4,333 | Freehold | | |
| 14, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 21/12/2020 | 343,000 | 362,255 | Y | Semi-detached | | | 86 | 3,988 | 4,212 | Freehold | | |
| 7, Linley Drive, Warwick, Warwickshire CV34 8AT | CV34 8AT | CV34 8 | 05/11/2020 | 489,995 | 536,853 | Y | Detached | | | 121 | 4,050 | 4,437 | Freehold | | |
| 18, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 31/01/2020 | 479,000 | 550,981 | Y | Detached | | | 113 | 4,239 | 4,876 | Freehold | | |
| 38, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 31/07/2020 | 485,000 | 552,329 | Y | Detached | | | 121 | 4,008 | 4,565 | Freehold | | |
| 16, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 20/03/2020 | 445,000 | 498,869 | Y | Detached | | | 113 | 3,938 | 4,415 | Freehold | | |
| 68, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 16/12/2020 | 560,000 | 606,359 | Y | Detached | | | 139 | 4,029 | 4,362 | Freehold | | |
| 22, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 28/08/2020 | 355,000 | 389,070 | Y | Semi-detached | | | 92 | 3,859 | 4,229 | Freehold | | |
| 24, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 25/08/2020 | 355,000 | 389,070 | Y | Semi-detached | | | 92 | 3,859 | 4,229 | Freehold | | |
| 4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 317,282 | 345,119 | Y | Detached | | | 92 | 3,449 | 3,751 | Freehold | | |
| 8, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 205,809 | 218,939 | Y | Semi-detached | | | 61 | 3,374 | 3,589 | Freehold | | |
| 4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 317,282 | 323,810 | Y | Detached | | | 92 | 3,449 | 3,520 | Freehold | | |
| 2, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 373,267 | 406,016 | Y | Detached | | | 121 | 3,085 | 3,356 | Freehold | | |
| 6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 269,727 | 286,935 | Y | Semi-detached | | | 86 | 3,136 | 3,336 | Freehold | | |
| 6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 269,727 | 277,168 | Y | Semi-detached | | | 86 | 3,136 | 3,223 | Freehold | | |
| 25, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 14/02/2020 | 400,000 | 456,513 | Y | Detached | | | 92 | 4,348 | 4,962 | Freehold | | |
| 83, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 27/10/2020 | 274,000 | 288,264 | Y | Terraced | | | 61 | 4,492 | 4,726 | Freehold | | |
| 75, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 29/01/2021 | 315,000 | 328,718 | Y | Semi-detached | | | 72 | 4,375 | 4,566 | Freehold | | |
| 23, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 05/06/2020 | 445,000 | 492,616 | Y | Detached | | | 113 | 3,938 | 4,359 | Freehold | | |
| 33, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 17/06/2020 | 342,950 | 369,400 | Y | Semi-detached | | | 86 | 3,988 | 4,295 | Freehold | | |
| 31, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 03/04/2020 | 343,000 | 364,882 | Y | Semi-detached | | | 86 | 3,988 | 4,243 | Freehold | | |
| 21, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 18/12/2020 | 600,000 | 649,670 | Y | Detached | | | 154 | 3,896 | 4,219 | Freehold | | |
| 35, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 15/04/2020 | 340,000 | 361,691 | Y | Semi-detached | | | 86 | 3,953 | 4,206 | Freehold | | |
| 29, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 20/03/2020 | 476,500 | 534,182 | Y | Detached | | | 139 | 3,428 | 3,843 | Freehold | | |
| 1, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 27/08/2020 | 371,000 | 420,218 | Y | Detached | | | 96 | 3,865 | 4,377 | Freehold | | |
| 2, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 12/06/2020 | 375,000 | 415,126 | Y | Detached | | | 96 | 3,906 | 4,324 | Freehold | | |
| 29, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 25/09/2020 | 485,000 | 541,852 | Y | Detached | | | 131 | 3,702 | 4,136 | Freehold | | |
| 19, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 28/06/2021 | 334,500 | 344,566 | N | Semi-detached | | | 108 | 3,097 | 3,190 | Freehold | | |
| 19, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 14/08/2020 | 348,000 | 394,167 | Y | Detached | | | 89 | 3,910 | 4,429 | Freehold | | |
| 9, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 30/06/2020 | 352,000 | 389,665 | Y | Detached | | | 89 | 3,955 | 4,378 | Freehold | | |
| 25, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 07/08/2020 | 494,500 | 560,102 | Y | Detached | | | 133 | 3,718 | 4,211 | Freehold | | |
| 11, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 06/08/2020 | 450,000 | 509,698 | Y | Detached | | | 131 | 3,435 | 3,891 | Freehold | | |
| | | CV34 8 Average | | | | | | | | | | 4,243 | | | |
| 22, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 339,995 | 369,453 | Y | Semi-detached | | | 77 | 4,416 | 4,798 | Freehold | | |
| 20, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 27/11/2020 | 339,995 | 363,460 | Y | Semi-detached | | | 77 | 4,416 | 4,720 | Freehold | | |
| 27, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 324,995 | 353,153 | Y | Semi-detached | | | 77 | 4,221 | 4,586 | Freehold | | |
| 1, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 14/12/2020 | 227,995 | 240,794 | Y | Semi-detached | | | 53 | 4,302 | 4,543 | Freehold | | |
| 16, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 459,995 | 513,916 | Y | Detached | | | 114 | 4,035 | 4,508 | Freehold | | |
| 23, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 30/09/2020 | 455,995 | 509,447 | Y | Detached | | | 114 | 4,000 | 4,469 | Freehold | | |
| 25, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 18/09/2020 | 309,995 | 336,853 | Y | Semi-detached | | | 77 | 4,026 | 4,375 | Freehold | | |
| 18, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 23/10/2020 | 381,995 | 423,354 | Y | Detached | | | 97 | 3,938 | 4,364 | Freehold | | |
| 25, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 30/11/2020 | 369,995 | 405,378 | Y | Detached | | | 97 | 3,814 | 4,179 | Freehold | | |
| 2, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 28/08/2020 | 439,995 | 498,366 | Y | Detached | | | 121 | 3,636 | 4,119 | Freehold | | |
| 21, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 18/12/2020 | 374,995 | 396,046 | Y | Semi-detached | | | 104 | 3,606 | 3,808 | Freehold | | |
| 23, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 18/12/2020 | 374,995 | 396,046 | Y | Semi-detached | | | 104 | 3,606 | 3,808 | Freehold | | |
| 21, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 31/01/2020 | 219,995 | 240,283 | Y | Terraced | | | 53 | 4,151 | 4,534 | Freehold | | |
| 2, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 28/02/2020 | 449,995 | 513,571 | Y | Detached | | | 123 | 3,659 | 4,175 | Freehold | | |
| 2, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 28/02/2020 | 449,995 | 480,490 | Y | Detached | | | 123 | 3,659 | 3,906 | Freehold | | |
| 31, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 30/01/2020 | 339,995 | 379,255 | Y | Semi-detached | | | 77 | 4,416 | 4,925 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 33, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 18/09/2020 | 324,995 | 353,153 | Y | Semi-detached | | | 77 | 4,221 | 4,586 | Freehold | | |
| 43, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 26/03/2020 | 464,995 | 521,284 | Y | Detached | | | 114 | 4,079 | 4,573 | Freehold | | |
| 29, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 16/10/2020 | 444,995 | 493,175 | Y | Detached | | | 113 | 3,938 | 4,364 | Freehold | | |
| 37, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 30/01/2020 | 372,995 | 416,066 | Y | Semi-detached | | | 104 | 3,586 | 4,001 | Freehold | | |
| 41, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 13/03/2020 | 370,000 | 403,500 | Y | Semi-detached | | | 104 | 3,558 | 3,880 | Freehold | | |
| 35, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 09/10/2020 | 372,995 | 403,054 | Y | Semi-detached | | | 104 | 3,586 | 3,876 | Freehold | | |
| 39, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 26/06/2020 | 360,000 | 387,765 | Y | Semi-detached | | | 104 | 3,462 | 3,729 | Freehold | | |
| 1, Garrett Drive, Warwick, Warwickshire CV34 7BN | CV34 7BN | CV34 7 | 20/11/2020 | 346,000 | 369,880 | N | Semi-detached | | | 107 | 3,234 | 3,457 | Freehold | | |
| 6, Tandy Gardens, Warwick, Warwickshire CV34 7BH | CV34 7BH | CV34 7 | 02/04/2020 | 620,000 | 674,397 | N | Detached | | | 183 | 3,388 | 3,685 | Freehold | | |
| 38, Peabody Way, Warwick, Warwickshire CV34 7BE | CV34 7BE | CV34 7 | 21/04/2021 | 562,000 | 600,530 | N | Detached | | | 183 | 3,071 | 3,282 | Freehold | | |
| 5, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 30/10/2020 | 299,995 | 332,476 | Y | Detached | | | 81 | 3,704 | 4,105 | Freehold | | |
| 7, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 30/10/2020 | 299,995 | 324,171 | Y | Semi-detached | | | 81 | 3,704 | 4,002 | Freehold | | |
| 1, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 27/09/2021 | 430,000 | 435,627 | N | Detached | | | 111 | 3,874 | 3,925 | Freehold | | |
| 3, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 28/08/2020 | 563,995 | 638,816 | Y | Detached | | | 230 | 2,452 | 2,777 | Freehold | | |
| 6, Oakley Court, Warwick, Warwickshire CV34 7AZ | CV34 7AZ | CV34 7 | 10/08/2020 | 179,995 | 185,990 | Y | Flat | | | 52 | 3,461 | 3,577 | Leasehold | | |
| 7, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 04/09/2020 | 359,995 | 402,194 | Y | Detached | | | 91 | 3,956 | 4,420 | Freehold | | |
| 11, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 26/06/2020 | 279,995 | 301,590 | Y | Semi-detached | | | 72 | 3,889 | 4,189 | Freehold | | |
| 15, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 26/08/2020 | 271,495 | 297,551 | Y | Semi-detached | | | 72 | 3,771 | 4,133 | Freehold | | |
| 16, Battersby Close, Warwick, Warwickshire CV34 7AS | CV34 7AS | CV34 7 | 22/01/2021 | 317,500 | 339,377 | N | Detached | | | 73 | 4,349 | 4,649 | Freehold | | |
| 17, Webb Drive, Warwick, Warwickshire CV34 7AR | CV34 7AR | CV34 7 | 09/02/2021 | 365,000 | 389,332 | N | Detached | | | 93 | 3,925 | 4,186 | Freehold | | |
| 71, Vickers Way, Warwick, Warwickshire CV34 7AQ | CV34 7AQ | CV34 7 | 26/02/2021 | 400,000 | 426,666 | Y | Detached | | | 92 | 4,348 | 4,638 | Freehold | | |
| 57, Vickers Way, Warwick, Warwickshire CV34 7AQ | CV34 7AQ | CV34 7 | 24/01/2020 | 674,995 | 776,429 | Y | Detached | | | 224 | 3,013 | 3,466 | Freehold | | |
| 34, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 21/04/2021 | 272,500 | 285,801 | N | Semi-detached | | | 47 | 5,798 | 6,081 | Freehold | | |
| 32, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 17/09/2021 | 266,950 | 268,658 | N | Semi-detached | | | 47 | 5,680 | 5,716 | Freehold | | |
| 52, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 25/09/2020 | 379,995 | 412,918 | Y | Semi-detached | | | 107 | 3,551 | 3,859 | Freehold | | |
| 116, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 14/02/2020 | 764,995 | 873,075 | Y | Detached | | | 246 | 3,110 | 3,549 | Freehold | | |
| 70, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 12/06/2020 | 345,000 | 371,608 | N | Semi-detached | | | 107 | 3,224 | 3,473 | Freehold | | |
| 1, Tomlinson Road, Warwick, Warwickshire CV34 7AN | CV34 7AN | CV34 7 | 27/11/2020 | 360,000 | 394,427 | N | Detached | | | 93 | 3,871 | 4,241 | Freehold | | |
| 1, Reader Close, Warwick, Warwickshire CV34 7AJ | CV34 7AJ | CV34 7 | 25/06/2021 | 675,000 | 706,278 | N | Detached | | | 216 | 3,125 | 3,270 | Freehold | | |
| 1, Orton Road, Warwick, Warwickshire CV34 7AG | CV34 7AG | CV34 7 | 03/09/2020 | 385,000 | 430,130 | N | Detached | | | 124 | 3,105 | 3,469 | Freehold | | |
| 19, Orton Road, Warwick, Warwickshire CV34 7AG | CV34 7AG | CV34 7 | 26/02/2021 | 675,000 | 719,998 | N | Detached | | | 224 | 3,013 | 3,214 | Freehold | | |
| 1, Jakeman Way, Warwick, Warwickshire CV34 7AF | CV34 7AF | CV34 7 | 15/12/2020 | 397,200 | 430,082 | N | Detached | | | 93 | 4,271 | 4,625 | Freehold | | |
| 3, Jakeman Way, Warwick, Warwickshire CV34 7AF | CV34 7AF | CV34 7 | 30/06/2021 | 400,000 | 418,535 | N | Detached | | | 93 | 4,301 | 4,500 | Freehold | | |
| 2, Blakemore Drive, Warwick, Warwickshire CV34 7AB | CV34 7AB | CV34 7 | 28/05/2020 | 785,000 | 864,541 | N | Detached | | | 246 | 3,191 | 3,514 | Freehold | | |
| | | CV34 7 Average | | | | | | | | | | 4,137 | | | |
| 6, Westgate Place, Warwick, Warwickshire CV34 6XY | CV34 6XY | CV34 6 | 27/08/2020 | 395,000 | 447,402 | N | Detached | | | 76 | 5,197 | 5,887 | Freehold | | |
| 9, Warinford Close, Warwick, Warwickshire CV34 6XU | CV34 6XU | CV34 6 | 03/06/2020 | 589,950 | 653,076 | N | Detached | | | 151 | 3,907 | 4,325 | Freehold | | |
| 5, Warinford Close, Warwick, Warwickshire CV34 6XU | CV34 6XU | CV34 6 | 10/01/2020 | 495,000 | 569,385 | N | Detached | | | 149 | 3,322 | 3,821 | Freehold | | |
| 65, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 23/02/2021 | 545,000 | 581,332 | N | Detached | | | 153 | 3,562 | 3,800 | Freehold | | |
| 37, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 01/09/2020 | 250,000 | 264,956 | N | Terraced | | | 74 | 3,378 | 3,580 | Freehold | | |
| 46, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 16/12/2020 | 419,950 | 454,715 | N | Detached | | | 134 | 3,134 | 3,393 | Freehold | | |
| 21, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 30/10/2020 | 315,000 | 340,385 | N | Semi-detached | | | 105 | 3,000 | 3,242 | Freehold | | |
| 15, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 04/09/2020 | 370,000 | 413,372 | N | Detached | | | 93 | 3,978 | 4,445 | Freehold | | |
| 3, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 24/06/2021 | 531,000 | 555,605 | N | Detached | | | 139 | 3,820 | 3,997 | Freehold | | |
| 9, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 25/08/2020 | 750,000 | 849,497 | N | Detached | | | 213 | 3,521 | 3,988 | Freehold | | |
| 10, Swallow Drive, Warwick, Warwickshire CV34 6XL | CV34 6XL | CV34 6 | 13/03/2020 | 697,200 | 781,598 | N | Detached | | | 216 | 3,228 | 3,619 | Freehold | | |
| 25, Ophelia Drive, Heathcote, Warwick, Warwickshire CV34 6XJ | CV34 6XJ | CV34 6 | 20/03/2020 | 210,000 | 224,268 | N | Terraced | | 2 | 56 | 3,723 | 3,976 | Freehold | | |
| 1, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH | CV34 6XH | CV34 6 | 11/06/2021 | 435,000 | 455,157 | N | Detached | | 3 to 4 | 110 | 3,955 | 4,138 | Freehold | | |
| 9, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH | CV34 6XH | CV34 6 | 18/09/2020 | 450,000 | 502,749 | N | Detached | | | 124 | 3,629 | 4,054 | Freehold | | |
| 9, Lear Grove, Heathcote, Warwick, Warwickshire CV34 6XG | CV34 6XG | CV34 6 | 18/03/2021 | 325,000 | 347,339 | N | Detached | | 3 | 81 | 4,012 | 4,288 | Freehold | | |
| 3, Cordelia Green, Heathcote, Warwick, Warwickshire CV34 6XE | CV34 6XE | CV34 6 | 11/02/2020 | 330,000 | 376,623 | N | Detached | | 3 | 76 | 4,342 | 4,956 | Freehold | | |
| 9, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB | CV34 6XB | CV34 6 | 23/07/2021 | 375,000 | 397,944 | N | Detached | | 3 | 89 | 4,213 | 4,471 | Freehold | | |
| 11, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB | CV34 6XB | CV34 6 | 29/05/2020 | 385,000 | 424,011 | N | Detached | | 3 to 4 | 109 | 3,532 | 3,890 | Freehold | | |
| 3, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW | CV34 6WW | CV34 6 | 09/01/2020 | 570,500 | 592,082 | Y | Flat | | | 122 | 4,676 | 4,853 | Leasehold | | |
| 1, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW | CV34 6WW | CV34 6 | 10/01/2020 | 570,000 | 591,563 | Y | Flat | | | 128 | 4,453 | 4,622 | Leasehold | | |
| 56, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 30/10/2020 | 305,000 | 338,023 | N | Detached | | | 74 | 4,122 | 4,568 | Freehold | | |
| 54, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 11/03/2021 | 300,000 | 320,621 | N | Detached | | | 74 | 4,054 | 4,333 | Freehold | | |
| 4, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 13/08/2021 | 294,000 | 299,189 | N | Semi-detached | | | 74 | 3,973 | 4,043 | Freehold | | |
| 64, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 25/06/2021 | 340,000 | 350,232 | N | Semi-detached | | | 107 | 3,178 | 3,273 | Freehold | | |
| 167, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 17/05/2021 | 285,000 | 296,944 | N | Semi-detached | | | 74 | 3,851 | 4,013 | Freehold | | |
| 113, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 06/01/2021 | 170,000 | 168,757 | N | Flat | | | 45 | 3,778 | 3,750 | Leasehold | | |
| 119, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 09/04/2021 | 180,000 | 181,703 | N | Flat | | | 50 | 3,600 | 3,634 | Leasehold | | |
| 109, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 23/08/2021 | 180,000 | 179,731 | N | Flat | | | 50 | 3,600 | 3,595 | Leasehold | | |
| 5, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 24/08/2020 | 330,000 | 361,670 | N | Semi-detached | | | 107 | 3,084 | 3,380 | Freehold | | |
| 9, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 05/03/2021 | 340,000 | 355,805 | N | Semi-detached | | | 107 | 3,178 | 3,325 | Freehold | | |
| 40, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 25/01/2021 | 365,000 | 390,150 | N | Detached | | | 91 | 4,011 | 4,287 | Freehold | | |
| 28, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 29/01/2020 | 340,000 | 391,093 | N | Detached | | | 92 | 3,696 | 4,251 | Freehold | | |
| 46, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 08/10/2021 | 286,000 | 281,457 | N | Semi-detached | | | 74 | 3,865 | 3,803 | Freehold | | |
| 15, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 23/10/2020 | 335,000 | 361,997 | N | Semi-detached | | | 107 | 3,131 | 3,383 | Freehold | | |
| 9, Macbeth Approach, Warwick, Warwickshire CV34 6WL | CV34 6WL | CV34 6 | 09/10/2020 | 795,000 | 881,075 | N | Detached | | | 243 | 3,272 | 3,626 | Freehold | | |
| 5, Macbeth Approach, Warwick, Warwickshire CV34 6WL | CV34 6WL | CV34 6 | 30/03/2020 | 670,000 | 751,106 | N | Detached | | | 216 | 3,102 | 3,477 | Freehold | | |
| 7, Heron Way, Warwick, Warwickshire CV34 6WH | CV34 6WH | CV34 6 | 27/03/2020 | 536,000 | 600,885 | N | Detached | | | 139 | 3,856 | 4,323 | Freehold | | |
| 2, Atkinson House, Merlin Way, Warwick, Warwickshire CV34 6WG | CV34 6WG | CV34 6 | 04/03/2020 | 422,000 | 429,829 | N | Flat | | | 120 | 3,517 | 3,582 | Leasehold | | |
| 1, Connolly Lodge, Merlin Way, Warwick, Warwickshire CV34 6UJ | CV34 6UJ | CV34 6 | 23/02/2021 | 480,000 | 478,828 | N | Flat | | | 112 | 4,286 | 4,275 | Leasehold | | |
| 25, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 12/08/2021 | 310,000 | 315,471 | N | Semi-detached | | | 78 | 3,974 | 4,045 | Freehold | | |
| 21, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 10/02/2021 | 300,000 | 303,775 | N | Terraced | | | 78 | 3,846 | 3,895 | Freehold | | |
| 28, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 27/03/2020 | 261,000 | 278,733 | N | Terraced | | | 73 | 3,575 | 3,818 | Freehold | | |
| 30, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 25/06/2021 | 365,000 | 381,913 | N | Detached | | | 123 | 2,967 | 3,105 | Freehold | | |
| 21, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ | CV34 6TQ | CV34 6 | 16/11/2020 | 480,000 | 525,902 | N | Detached | | | 123 | 3,902 | 4,276 | Freehold | | |
| 14, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ | CV34 6TQ | CV34 6 | 25/06/2021 | 482,000 | 504,335 | N | Detached | | | 120 | 4,017 | 4,203 | Freehold | | |
| 18, Great Field Drive, Warwick, Warwickshire CV34 6TN | CV34 6TN | CV34 6 | 26/03/2021 | 260,000 | 264,680 | N | Terraced | | | 74 | 3,514 | 3,577 | Leasehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 2, Teasdale Place, Warwick, Warwickshire CV34 6TG | CV34 6TG | CV34 6 | 11/03/2021 | 490,000 | 523,681 | N | Detached | | | 140 | 3,500 | 3,741 | Freehold | | |
| Woodlands Barn, Banbury Road, Warwick, Warwickshire CV34 6SU | CV34 6SU | CV34 6 | 09/07/2020 | 1,200,000 | 1,366,586 | N | Detached | | | 338 | 3,550 | 4,043 | Freehold | | |
| 9, Mander Grove, Warwick, Warwickshire CV34 6RY | CV34 6RY | CV34 6 | 20/03/2020 | 430,000 | 482,053 | N | Detached | | | 115 | 3,739 | 4,192 | Freehold | | |
| 35, Mander Grove, Warwick, Warwickshire CV34 6RY | CV34 6RY | CV34 6 | 08/01/2021 | 245,000 | 247,900 | N | Terraced | | 3 | 74 | 3,311 | 3,350 | Freehold | | |
| 10, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 25/06/2020 | 475,000 | 525,826 | N | Detached | | 3 to 4 | 109 | 4,358 | 4,824 | Freehold | | |
| 11, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 12/08/2021 | 505,000 | 519,537 | N | Detached | | | 126 | 4,008 | 4,123 | Freehold | | |
| 1, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 26/02/2021 | 535,000 | 570,665 | N | Detached | | | 139 | 3,849 | 4,106 | Freehold | | |
| 2, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 08/12/2020 | 566,000 | 612,855 | N | Detached | | | 172 | 3,291 | 3,563 | Freehold | | |
| 2, Croft Close, Warwick, Warwickshire CV34 6QY | CV34 6QY | CV34 6 | 06/03/2020 | 410,000 | 459,632 | N | Detached | | | 120 | 3,417 | 3,830 | Freehold | | |
| 2, The Malins, Warwick, Warwickshire CV34 6QU | CV34 6QU | CV34 6 | 15/04/2021 | 698,000 | 745,854 | N | Detached | | 3 to 4 | 219 | 3,187 | 3,406 | Freehold | | |
| 8, Dodd Avenue, Warwick, Warwickshire CV34 6QS | CV34 6QS | CV34 6 | 14/01/2021 | 510,000 | 545,141 | N | Detached | | 3 to 4 | 116 | 4,397 | 4,699 | Freehold | | |
| 2, Dodd Avenue, Warwick, Warwickshire CV34 6QS | CV34 6QS | CV34 6 | 24/06/2021 | 681,000 | 712,556 | N | Detached | | | 196 | 3,474 | 3,635 | Freehold | | |
| 29, Dodd Avenue, Warwick, Warwickshire CV34 6QR | CV34 6QR | CV34 6 | 18/01/2021 | 480,000 | 513,074 | N | Detached | | | 113 | 4,248 | 4,540 | Freehold | | |
| 5, Ward Grove, Warwick, Warwickshire CV34 6QL | CV34 6QL | CV34 6 | 15/09/2020 | 630,000 | 703,849 | N | Detached | | 3 | 142 | 4,437 | 4,957 | Freehold | | |
| 20, Bennett Drive, Warwick, Warwickshire CV34 6QJ | CV34 6QJ | CV34 6 | 14/01/2021 | 745,000 | 796,333 | N | Detached | | | 203 | 3,670 | 3,923 | Freehold | | |
| 16, Ashley Crescent, Warwick, Warwickshire CV34 6QH | CV34 6QH | CV34 6 | 18/10/2021 | 1,000,000 | 984,632 | N | Detached | | 3 to 4 | 227 | 4,405 | 4,338 | Freehold | | |
| 207, Myton Road, Warwick, Warwickshire CV34 6QD | CV34 6QD | CV34 6 | 24/07/2020 | 920,000 | 1,047,716 | N | Detached | | | 269 | 3,420 | 3,895 | Freehold | | |
| 6, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB | CV34 6QB | CV34 6 | 04/03/2021 | 535,000 | 571,774 | N | Detached | | | 123 | 4,350 | 4,649 | Freehold | | |
| 3, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB | CV34 6QB | CV34 6 | 24/02/2020 | 520,000 | 593,467 | N | Detached | | 3 to 4 | 140 | 3,714 | 4,239 | Freehold | | |
| 10, Myton Crescent, Warwick, Warwickshire CV34 6QA | CV34 6QA | CV34 6 | 24/02/2020 | 795,000 | 907,319 | N | Detached | | | 161 | 4,938 | 5,636 | Freehold | | |
| 11, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 17/09/2021 | 510,000 | 516,674 | N | Detached | | 3 to 4 | 111 | 4,595 | 4,655 | Freehold | | |
| 9, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 14/12/2020 | 495,000 | 522,788 | N | Semi-detached | | | 125 | 3,960 | 4,182 | Freehold | | |
| 40, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 04/12/2020 | 263,000 | 268,819 | N | Terraced | | 3 | 73 | 3,603 | 3,682 | Freehold | | |
| 36, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 26/02/2020 | 250,000 | 270,987 | N | Terraced | | 2 to 3 | 80 | 3,125 | 3,387 | Freehold | | |
| 26, Young Close, Warwick, Warwickshire CV34 6PW | CV34 6PW | CV34 6 | 21/08/2020 | 320,000 | 350,711 | N | Semi-detached | | 3 to 4 | 95 | 3,368 | 3,692 | Freehold | | |
| 6, Young Close, Warwick, Warwickshire CV34 6PW | CV34 6PW | CV34 6 | 28/08/2020 | 485,000 | 549,342 | N | Detached | | | 157 | 3,089 | 3,499 | Freehold | | |
| 284, Myton Road, Warwick, Warwickshire CV34 6PU | CV34 6PU | CV34 6 | 29/06/2021 | 800,000 | 837,070 | N | Detached | | | 195 | 4,103 | 4,293 | Freehold | | |
| 132, Myton Road, Warwick, Warwickshire CV34 6PR | CV34 6PR | CV34 6 | 22/12/2020 | 1,365,000 | 1,477,999 | N | Detached | | | 276 | 4,946 | 5,355 | Freehold | | |
| 20, Archery Fields, Warwick, Warwickshire CV34 6PQ | CV34 6PQ | CV34 6 | 30/11/2020 | 272,500 | 298,559 | N | Detached | | 2 | 71 | 3,838 | 4,205 | Leasehold | | |
| 16, Archery Fields, Warwick, Warwickshire CV34 6PQ | CV34 6PQ | CV34 6 | 13/08/2021 | 275,000 | 274,590 | N | Flat | | 2 | 74 | 3,716 | 3,711 | Leasehold | | |
| 5, Wake Grove, Warwick, Warwickshire CV34 6PN | CV34 6PN | CV34 6 | 11/12/2020 | 565,000 | 611,773 | N | Detached | | | 149 | 3,792 | 4,106 | Freehold | | |
| 85, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 18/12/2020 | 650,000 | 664,381 | N | Terraced | | 2 to 3 | 113 | 5,752 | 5,879 | Freehold | | |
| 115, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 06/04/2021 | 535,000 | 561,113 | N | Semi-detached | | 2 to 3 | 116 | 4,612 | 4,837 | Freehold | | |
| 93, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 09/04/2021 | 247,000 | 249,337 | N | Flat | | 2 | 81 | 3,049 | 3,078 | Leasehold | | |
| 19, Bridge End, Warwick, Warwickshire CV34 6PB | CV34 6PB | CV34 6 | 04/09/2020 | 725,000 | 768,372 | N | Terraced | | 3 | 139 | 5,216 | 5,528 | Leasehold | | |
| 12, John Scott Way, Warwick, Warwickshire CV34 6NY | CV34 6NY | CV34 6 | 31/03/2021 | 320,000 | 334,875 | N | Semi-detached | | | 85 | 3,765 | 3,940 | Freehold | | |
| 27, Morecroft Drive, Warwick, Warwickshire CV34 6NU | CV34 6NU | CV34 6 | 16/04/2021 | 455,000 | 486,194 | N | Detached | | 3 to 4 | 118 | 3,856 | 4,120 | Freehold | | |
| 1, Meakins Close, Warwick, Warwickshire CV34 6NT | CV34 6NT | CV34 6 | 26/02/2021 | 342,500 | 365,333 | N | Detached | | 3 | 86 | 3,983 | 4,248 | Freehold | | |
| 5, Meakins Close, Warwick, Warwickshire CV34 6NT | CV34 6NT | CV34 6 | 08/01/2021 | 340,000 | 363,427 | N | Detached | | 3 to 4 | 87 | 3,904 | 4,173 | Freehold | | |
| 15, Bromhurst Way, Warwick, Warwickshire CV34 6NS | CV34 6NS | CV34 6 | 25/09/2020 | 285,000 | 302,050 | N | Terraced | | 3 | 85 | 3,371 | 3,573 | Freehold | | |
| 9, Bromhurst Way, Warwick, Warwickshire CV34 6NS | CV34 6NS | CV34 6 | 24/02/2021 | 367,500 | 383,263 | N | Semi-detached | | | 133 | 2,763 | 2,882 | Freehold | | |
| 17, Price Close West, Warwick, Warwickshire CV34 6NR | CV34 6NR | CV34 6 | 22/01/2021 | 247,000 | 249,924 | N | Terraced | | 2 | 71 | 3,479 | 3,520 | Freehold | | |
| 5, Dey Croft, Warwick, Warwickshire CV34 6NP | CV34 6NP | CV34 6 | 04/12/2020 | 475,000 | 514,322 | N | Detached | | | 126 | 3,770 | 4,082 | Freehold | | |
| 12, The Grange, Gallagher Square, Warwick, Warwickshire CV34 6NL | CV34 6NL | CV34 6 | 27/11/2020 | 431,000 | 436,807 | Y | Flat | | | 88 | 4,898 | 4,964 | Leasehold | | |
| 42, Holioake Drive, Warwick, Warwickshire CV34 6NF | CV34 6NF | CV34 6 | 09/01/2020 | 408,000 | 469,311 | N | Detached | | 2 to 3 | 87 | 4,690 | 5,394 | Freehold | | |
| 18, Howard Walk, Warwick, Warwickshire CV34 6ND | CV34 6ND | CV34 6 | 04/03/2021 | 370,000 | 376,661 | N | Terraced | | 3 to 4 | 108 | 3,426 | 3,488 | Freehold | | |
| 16, Howard Walk, Warwick, Warwickshire CV34 6ND | CV34 6ND | CV34 6 | 27/07/2020 | 420,000 | 453,147 | N | Terraced | | 3 | 153 | 2,745 | 2,962 | Freehold | | |
| 10, Priors Grove Close, Warwick, Warwickshire CV34 6LY | CV34 6LY | CV34 6 | 25/05/2021 | 260,000 | 270,896 | N | Semi-detached | | | 37 | 6,971 | 7,263 | Freehold | | |
| 48, Priors Grove Close, Warwick, Warwickshire CV34 6LY | CV34 6LY | CV34 6 | 13/11/2020 | 512,000 | 560,962 | N | Detached | | | 146 | 3,507 | 3,842 | Freehold | | |
| 26, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 07/04/2021 | 430,000 | 459,480 | N | Detached | | 3 | 106 | 4,057 | 4,335 | Freehold | | |
| 5, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 30/09/2020 | 425,000 | 474,819 | N | Detached | | 3 | 110 | 3,864 | 4,317 | Freehold | | |
| 24, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 01/06/2020 | 540,000 | 597,782 | N | Detached | | | 152 | 3,553 | 3,933 | Freehold | | |
| 29, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 04/06/2020 | 370,000 | 409,591 | N | Detached | | 3 to 4 | 107 | 3,458 | 3,828 | Freehold | | |
| 28, Hardwick Field Lane, Warwick, Warwickshire CV34 6LN | CV34 6LN | CV34 6 | 21/05/2021 | 340,000 | 354,249 | N | Semi-detached | | 3 | 118 | 2,881 | 3,002 | Freehold | | |
| 28, Kipling Avenue, Warwick, Warwickshire CV34 6LD | CV34 6LD | CV34 6 | 11/09/2020 | 290,000 | 307,349 | N | Terraced | | 3 | 88 | 3,295 | 3,493 | Freehold | | |
| 1, Kipling Avenue, Warwick, Warwickshire CV34 6LD | CV34 6LD | CV34 6 | 05/10/2020 | 275,000 | 297,162 | N | Semi-detached | | 3 | 98 | 2,806 | 3,032 | Freehold | | |
| 28a, Byron Avenue, Warwick, Warwickshire CV34 6LB | CV34 6LB | CV34 6 | 18/01/2021 | 180,000 | 178,684 | N | Flat | | 2 | 69 | 2,609 | 2,590 | Leasehold | | |
| 32, Shelley Avenue, Warwick, Warwickshire CV34 6LA | CV34 6LA | CV34 6 | 24/01/2020 | 249,999 | 278,867 | N | Semi-detached | | 2 to 3 | 88 | 2,841 | 3,169 | Freehold | | |
| 34, Shelley Avenue, Warwick, Warwickshire CV34 6LA | CV34 6LA | CV34 6 | 01/04/2021 | 230,000 | 241,226 | N | Semi-detached | | 3 | 98 | 2,347 | 2,461 | Freehold | | |
| 20, Alder Meadow, Warwick, Warwickshire CV34 6JY | CV34 6JY | CV34 6 | 29/05/2020 | 167,000 | 169,396 | N | Flat | | 2 | 58 | 2,879 | 2,921 | Leasehold | | |
| 11, Masefield Avenue, Warwick, Warwickshire CV34 6JX | CV34 6JX | CV34 6 | 28/06/2021 | 297,000 | 305,938 | N | Semi-detached | | 3 | 97 | 3,062 | 3,154 | Freehold | | |
| 19, Masefield Avenue, Warwick, Warwickshire CV34 6JX | CV34 6JX | CV34 6 | 16/10/2020 | 252,000 | 265,119 | N | Terraced | | 2 to 3 | 87 | 2,897 | 3,047 | Freehold | | |
| 70a, Hampton Road, Warwick, Warwickshire CV34 6JW | CV34 6JW | CV34 6 | 29/04/2021 | 189,000 | 190,788 | N | Flat | | 2 | 69 | 2,739 | 2,765 | Leasehold | | |
| 19, Shakespeare Avenue, Warwick, Warwickshire CV34 6JT | CV34 6JT | CV34 6 | 30/04/2020 | 233,000 | 242,453 | N | Terraced | | 3 | 80 | 2,913 | 3,031 | Freehold | | |
| 31, Browning Avenue, Warwick, Warwickshire CV34 6IQ | CV34 6IQ | CV34 6 | 07/08/2020 | 255,000 | 279,473 | N | Semi-detached | | 3 | 93 | 2,729 | 2,991 | Freehold | | |
| 35, Hampton Road, Warwick, Warwickshire CV34 6JL | CV34 6JL | CV34 6 | 10/01/2020 | 295,000 | 329,065 | N | Semi-detached | | 3 | 89 | 3,315 | 3,697 | Freehold | | |
| 54, Hampton Road, Warwick, Warwickshire CV34 6JL | CV34 6JL | CV34 6 | 27/08/2021 | 287,000 | 292,065 | N | Semi-detached | | 3 | 91 | 3,154 | 3,210 | Freehold | | |
| 28, Burns Avenue, Warwick, Warwickshire CV34 6JJ | CV34 6JJ | CV34 6 | 17/01/2020 | 264,000 | 294,485 | N | Semi-detached | | 3 | 90 | 2,933 | 3,272 | Freehold | | |
| 6, Milton Avenue, Warwick, Warwickshire CV34 6JH | CV34 6JH | CV34 6 | 28/07/2021 | 278,000 | 284,735 | N | Terraced | | 2 to 3 | 87 | 3,195 | 3,273 | Freehold | | |
| 1, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 08/10/2021 | 420,000 | 413,545 | N | Detached | | 3 | 95 | 4,421 | 4,353 | Freehold | | |
| 12, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 24/08/2020 | 240,000 | 256,583 | N | Terraced | | 2 to 3 | 62 | 3,871 | 4,138 | Freehold | | |
| 18, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 14/05/2021 | 267,000 | 278,190 | N | Semi-detached | | 3 | 71 | 3,761 | 3,918 | Freehold | | |
| 10, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 13/11/2020 | 242,500 | 251,557 | N | Terraced | | 2 to 3 | 69 | 3,514 | 3,646 | Freehold | | |
| 15, Little Field Close, Warwick, Warwickshire CV34 6HY | CV34 6HY | CV34 6 | 22/03/2021 | 470,000 | 502,306 | N | Detached | | | 106 | 4,434 | 4,739 | Freehold | | |
| 26, Hampton Street, Warwick, Warwickshire CV34 6HU | CV34 6HU | CV34 6 | 20/05/2020 | 320,000 | 338,245 | N | Terraced | | 3 | 117 | 2,735 | 2,891 | Freehold | | |
| 13, Hampton Street, Warwick, Warwickshire CV34 6HS | CV34 6HS | CV34 6 | 12/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 102 | 2,647 | 2,680 | Freehold | | |
| 1, Stand Street, Warwick, Warwickshire CV34 6HR | CV34 6HR | CV34 6 | 13/03/2020 | 243,000 | 259,510 | N | Terraced | | 2 to 3 | 80 | 3,038 | 3,244 | Freehold | | |
| 21, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 10/07/2020 | 178,000 | 186,534 | N | Flat | | 2 | 60 | 2,967 | 3,109 | Leasehold | | |
| 7, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 05/03/2021 | 475,000 | 507,650 | N | Detached | | 3 to 4 | 164 | 2,901 | 3,100 | Freehold | | |
| 34, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 10/12/2020 | 175,000 | 178,872 | N | Terraced | | 2 | 75 | 2,333 | 2,385 | Freehold | | |
| 45, Monks Way, Warwick, Warwickshire CV34 6HH | CV34 6HH | CV34 6 | 19/04/2021 | 170,000 | 173,448 | N | Terraced | | 2 to 3 | 66 | 2,576 | 2,628 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 55, Crompton Street, Warwick, Warwickshire CV34 6HG | CV34 6HG | CV34 6 | 28/10/2020 | 295,000 | 310,357 | N | Terraced | | 3 to 4 | 91 | 3,246 | 3,415 | Freehold | | |
| 44, Bread And Meat Close, Warwick, Warwickshire CV34 6HF | CV34 6HF | CV34 6 | 04/06/2020 | 227,000 | 230,985 | N | Flat | | 2 | 84 | 2,702 | 2,750 | Leasehold | | |
| 4, Carroll Drive, Warwick, Warwickshire CV34 6GZ | CV34 6GZ | CV34 6 | 24/06/2021 | 695,000 | 727,204 | N | Detached | | | 192 | 3,620 | 3,788 | Freehold | | |
| 19, Rambures Close, Heathcote, Warwick, Warwickshire CV34 6GW | CV34 6GW | CV34 6 | 17/02/2020 | 249,999 | 270,986 | N | Terraced | | 2 to 3 | 76 | 3,289 | 3,566 | Freehold | | |
| 3, Alcott Close, Warwick, Warwickshire CV34 6GU | CV34 6GU | CV34 6 | 23/10/2020 | 307,500 | 332,281 | N | Semi-detached | | | 80 | 3,844 | 4,154 | Freehold | | |
| 1, Alcott Close, Warwick, Warwickshire CV34 6GU | CV34 6GU | CV34 6 | 26/03/2021 | 320,000 | 334,875 | N | Semi-detached | | | 85 | 3,765 | 3,940 | Freehold | | |
| 27, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 18/05/2021 | 280,000 | 284,621 | N | Terraced | | 3 | 69 | 4,035 | 4,101 | Freehold | | |
| 28, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 23/08/2021 | 325,000 | 334,355 | N | Detached | | 2 to 3 | 85 | 3,824 | 3,934 | Freehold | | |
| 11, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 26/03/2021 | 442,000 | 449,957 | N | Terraced | | 3 to 4 | 118 | 3,746 | 3,813 | Freehold | | |
| 19, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 22/09/2020 | 286,000 | 303,109 | N | Terraced | | 2 to 3 | 85 | 3,365 | 3,566 | Freehold | | |
| 6, Sir Toby Belch Drive, Heathcote, Warwick, Warwickshire CV34 6GP | CV34 6GP | CV34 6 | 22/03/2021 | 305,000 | 310,490 | N | Terraced | | 3 to 4 | 68 | 4,485 | 4,566 | Freehold | | |
| 12, Parolles Close, Heathcote, Warwick, Warwickshire CV34 6GL | CV34 6GL | CV34 6 | 18/12/2020 | 215,000 | 227,070 | N | Semi-detached | | 2 | 58 | 3,707 | 3,915 | Freehold | | |
| 12, Jack Cade Way, Warwick, Warwickshire CV34 6GH | CV34 6GH | CV34 6 | 04/09/2020 | 290,000 | 315,126 | N | Semi-detached | | 3 | 78 | 3,718 | 4,040 | Freehold | | |
| 9, Patience Grove, Heathcote, Warwick, Warwickshire CV34 6GG | CV34 6GG | CV34 6 | 28/05/2021 | 570,000 | 593,888 | N | Semi-detached | | | 154 | 3,701 | 3,856 | Freehold | | |
| 15, Priam Circus, Heathcote, Warwick, Warwickshire CV34 6GF | CV34 6GF | CV34 6 | 19/03/2021 | 228,000 | 232,104 | N | Terraced | | 2 | 56 | 4,071 | 4,145 | Freehold | | |
| 16, Eglamour Way, Heathcote, Warwick, Warwickshire CV34 6GE | CV34 6GE | CV34 6 | 20/05/2021 | 409,950 | 416,715 | N | Terraced | | 3 to 4 | 107 | 3,831 | 3,895 | Freehold | | |
| 8, Donalbain Close, Heathcote, Warwick, Warwickshire CV34 6GD | CV34 6GD | CV34 6 | 06/01/2020 | 365,000 | 419,850 | N | Detached | | | 108 | 3,380 | 3,888 | Freehold | | |
| 14, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 29/06/2021 | 300,000 | 300,566 | N | Terraced | | 3 to 4 | 75 | 4,000 | 4,008 | Freehold | | |
| 45, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 19/09/2021 | 290,000 | 290,186 | N | Terraced | | 3 | 75 | 3,867 | 3,869 | Freehold | | |
| 57, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 30/04/2020 | 307,500 | 319,975 | N | Terraced | | 3 | 103 | 2,985 | 3,107 | Freehold | | |
| 55, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 26/03/2021 | 325,000 | 330,850 | N | Terraced | | 3 to 4 | 110 | 2,955 | 3,008 | Freehold | | |
| 76, Portia Way, Heathcote, Warwick, Warwickshire CV34 6FY | CV34 6FY | CV34 6 | 16/09/2021 | 312,500 | 312,701 | N | Terraced | | 2 to 3 | 87 | 3,592 | 3,594 | Freehold | | |
| 21, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS | CV34 6FS | CV34 6 | 30/10/2020 | 297,000 | 312,462 | N | Terraced | | 2 to 3 | 95 | 3,126 | 3,289 | Freehold | | |
| 14, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS | CV34 6FS | CV34 6 | 24/08/2020 | 283,000 | 302,554 | N | Terraced | | 2 to 3 | 98 | 2,888 | 3,087 | Freehold | | |
| 4, Orsino Close, Heathcote, Warwick, Warwickshire CV34 6FP | CV34 6FP | CV34 6 | 07/02/2020 | 393,950 | 449,608 | N | Detached | | 3 to 4 | 103 | 3,825 | 4,365 | Freehold | | |
| 9, Shylock Grove, Heathcote, Warwick, Warwickshire CV34 6FN | CV34 6FN | CV34 6 | 07/06/2021 | 442,000 | 462,481 | N | Detached | | 3 to 4 | 160 | 2,763 | 2,891 | Freehold | | |
| 27, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ | CV34 6FJ | CV34 6 | 27/03/2020 | 540,000 | 605,369 | N | Detached | | | 146 | 3,699 | 4,146 | Freehold | | |
| 32, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ | CV34 6FJ | CV34 6 | 03/04/2020 | 380,000 | 413,340 | N | Detached | | | 133 | 2,857 | 3,108 | Freehold | | |
| 6, Lady Grey Avenue, Heathcote, Warwick, Warwickshire CV34 6FH | CV34 6FH | CV34 6 | 24/07/2020 | 360,000 | 409,976 | N | Detached | | 3 to 4 | 108 | 3,333 | 3,796 | Freehold | | |
| 9, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF | CV34 6FF | CV34 6 | 08/03/2021 | 580,000 | 619,867 | N | Detached | | | 97 | 5,979 | 6,390 | Freehold | | |
| 1, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF | CV34 6FF | CV34 6 | 18/06/2021 | 570,000 | 596,412 | N | Detached | | | 184 | 3,098 | 3,241 | Freehold | | |
| 39, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE | CV34 6FE | CV34 6 | 15/01/2021 | 525,000 | 561,175 | N | Detached | | | 133 | 3,947 | 4,219 | Freehold | | |
| 2, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE | CV34 6FE | CV34 6 | 30/03/2021 | 510,000 | 545,056 | N | Detached | | | 170 | 3,000 | 3,206 | Freehold | | |
| 1, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB | CV34 6FB | CV34 6 | 30/03/2021 | 500,000 | 534,368 | N | Detached | | | 138 | 3,623 | 3,872 | Freehold | | |
| 11, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB | CV34 6FB | CV34 6 | 12/11/2020 | 545,000 | 597,118 | N | Detached | | | 163 | 3,344 | 3,663 | Freehold | | |
| 5, Falstaff Grove, Warwick, Warwickshire CV34 6EY | CV34 6EY | CV34 6 | 26/02/2021 | 207,000 | 220,800 | N | Detached | | 1 | 45 | 4,600 | 4,907 | Freehold | | |
| 8, Falstaff Grove, Warwick, Warwickshire CV34 6EY | CV34 6EY | CV34 6 | 11/06/2021 | 280,000 | 288,426 | N | Semi-detached | | 3 | 106 | 2,642 | 2,721 | Freehold | | |
| 41, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 20/09/2021 | 340,000 | 340,218 | N | Terraced | | 3 | 75 | 4,533 | 4,536 | Freehold | | |
| 14, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 24/02/2021 | 310,000 | 323,296 | N | Semi-detached | | 3 | 73 | 4,258 | 4,441 | Freehold | | |
| 36, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 22/06/2020 | 248,000 | 267,127 | N | Semi-detached | | 2 to 3 | 76 | 3,263 | 3,515 | Freehold | | |
| 35, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 31/01/2020 | 275,000 | 300,361 | N | Terraced | | 3 | 105 | 2,619 | 2,861 | Freehold | | |
| 16, Capulet Drive, Heathcote, Warwick, Warwickshire CV34 6EW | CV34 6EW | CV34 6 | 22/10/2021 | 450,000 | 443,084 | N | Detached | | | 107 | 4,206 | 4,141 | Freehold | | |
| 21, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 19/05/2021 | 280,000 | 284,621 | N | Terraced | | 3 | 71 | 3,944 | 4,009 | Freehold | | |
| 20, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 02/10/2020 | 364,000 | 382,950 | N | Terraced | | 3 to 4 | 99 | 3,677 | 3,868 | Freehold | | |
| 10, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 10/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 76 | 3,553 | 3,597 | Freehold | | |
| 24, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 12/04/2021 | 210,000 | 214,260 | N | Terraced | | 2 | 63 | 3,312 | 3,379 | Freehold | | |
| 3, Timon View, Heathcote, Warwick, Warwickshire CV34 6ES | CV34 6ES | CV34 6 | 22/03/2021 | 470,000 | 502,306 | N | Detached | | 3 to 4 | 123 | 3,821 | 4,084 | Freehold | | |
| 14, Tamora Close, Heathcote, Warwick, Warwickshire CV34 6ER | CV34 6ER | CV34 6 | 23/06/2021 | 525,000 | 549,327 | N | Detached | | | 150 | 3,500 | 3,662 | Freehold | | |
| 31, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 20/05/2021 | 535,000 | 566,493 | N | Detached | | | 123 | 4,358 | 4,615 | Freehold | | |
| 15, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 07/02/2020 | 445,000 | 507,870 | N | Detached | | 3 to 4 | 122 | 3,648 | 4,163 | Freehold | | |
| 2, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 09/10/2020 | 250,000 | 270,147 | N | Semi-detached | | 2 | 65 | 3,840 | 4,150 | Freehold | | |
| 10, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 31/07/2020 | 250,000 | 275,453 | N | Semi-detached | | 3 to 4 | 73 | 3,425 | 3,773 | Freehold | | |
| 15, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG | CV34 6EG | CV34 6 | 30/09/2020 | 478,000 | 534,031 | N | Detached | | | 129 | 3,705 | 4,140 | Freehold | | |
| 5, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG | CV34 6EG | CV34 6 | 05/02/2021 | 525,000 | 559,999 | N | Detached | | | 188 | 2,793 | 2,979 | Freehold | | |
| 1, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 06/10/2020 | 340,000 | 376,812 | N | Detached | | 3 | 89 | 3,820 | 4,234 | Freehold | | |
| 8, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 14/05/2021 | 346,000 | 366,367 | N | Detached | | 3 | 88 | 3,932 | 4,163 | Freehold | | |
| 39, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 06/10/2020 | 442,000 | 489,856 | N | Detached | | | 153 | 2,889 | 3,202 | Freehold | | |
| 70, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED | CV34 6ED | CV34 6 | 13/03/2020 | 385,000 | 431,605 | N | Detached | | | 130 | 2,962 | 3,320 | Freehold | | |
| 67, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED | CV34 6ED | CV34 6 | 28/02/2020 | 290,000 | 321,342 | N | Semi-detached | | 2 to 3 | 100 | 2,900 | 3,213 | Freehold | | |
| 30, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB | CV34 6EB | CV34 6 | 05/08/2020 | 378,000 | 428,147 | N | Detached | | 3 | 107 | 3,533 | 4,001 | Freehold | | |
| 34, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB | CV34 6EB | CV34 6 | 26/06/2020 | 570,000 | 630,992 | N | Detached | | | 253 | 2,253 | 2,494 | Freehold | | |
| 3, Cicero Approach, Heathcote, Warwick, Warwickshire CV34 6EA | CV34 6EA | CV34 6 | 07/12/2020 | 390,000 | 422,285 | N | Detached | | 3 to 4 | 117 | 3,333 | 3,609 | Freehold | | |
| 47, Brittain Lane, Warwick, Warwickshire CV34 6DX | CV34 6DX | CV34 6 | 11/09/2020 | 370,000 | 402,057 | N | Semi-detached | | 3 | 120 | 3,083 | 3,350 | Freehold | | |
| 7, Farzens Avenue, Warwick, Warwickshire CV34 6DU | CV34 6DU | CV34 6 | 29/04/2021 | 297,500 | 317,896 | N | Detached | | 3 | 84 | 3,542 | 3,784 | Freehold | | |
| 15, Blackbades Boulevard, Warwick, Warwickshire CV34 6DT | CV34 6DT | CV34 6 | 17/01/2020 | 299,000 | 333,527 | N | Semi-detached | | 3 | 81 | 3,691 | 4,118 | Freehold | | |
| 15, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 21/01/2021 | 312,500 | 316,199 | N | Terraced | | 3 | 100 | 3,125 | 3,162 | Freehold | | |
| 17, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 11/03/2020 | 395,000 | 421,837 | N | Terraced | | 3 to 4 | 135 | 2,926 | 3,125 | Freehold | | |
| 27, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 15/07/2020 | 390,000 | 429,707 | N | Semi-detached | | 3 to 4 | 173 | 2,254 | 2,484 | Freehold | | |
| 11, Freers Mews, Warwick, Warwickshire CV34 6DP | CV34 6DP | CV34 6 | 11/03/2020 | 340,000 | 381,158 | N | Detached | | 3 | 90 | 3,778 | 4,235 | Freehold | | |
| 10, Freers Mews, Warwick, Warwickshire CV34 6DP | CV34 6DP | CV34 6 | 30/06/2021 | 310,000 | 324,365 | N | Detached | | 2 to 3 | 96 | 3,229 | 3,379 | Freehold | | |
| 1, Pasture Way, Warwick, Warwickshire CV34 6DN | CV34 6DN | CV34 6 | 05/03/2021 | 275,000 | 287,783 | N | Semi-detached | | 3 | 84 | 3,274 | 3,426 | Freehold | | |
| 8, The Furr Marsh, Warwick, Warwickshire CV34 6DL | CV34 6DL | CV34 6 | 07/02/2020 | 335,000 | 371,206 | N | Semi-detached | | 3 | 100 | 3,350 | 3,712 | Freehold | | |
| 5, Price Close East, Warwick, Warwickshire CV34 6DJ | CV34 6DJ | CV34 6 | 18/11/2020 | 257,500 | 267,117 | N | Terraced | | 3 | 73 | 3,527 | 3,659 | Freehold | | |
| 21, Price Close East, Warwick, Warwickshire CV34 6DJ | CV34 6DJ | CV34 6 | 20/03/2020 | 191,000 | 194,543 | N | Flat | | 2 to 3 | 74 | 2,581 | 2,629 | Leasehold | | |
| 18, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 07/04/2021 | 345,000 | 351,998 | N | Terraced | | | 68 | 5,077 | 5,179 | Freehold | | |
| 28, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 11/01/2021 | 460,000 | 491,696 | N | Detached | | | 108 | 4,259 | 4,553 | Freehold | | |
| 29, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 30/11/2020 | 320,000 | 331,951 | N | Terraced | | 3 to 4 | 120 | 2,667 | 2,766 | Freehold | | |
| 22, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 04/12/2020 | 680,000 | 736,293 | N | Detached | | | 282 | 2,411 | 2,611 | Freehold | | |
| 46, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 04/12/2020 | 182,500 | 182,778 | N | Flat | | 2 to 3 | 79 | 2,310 | 2,314 | Leasehold | | |
| 2, Pyree Square, Warwick, Warwickshire CV34 6DG | CV34 6DG | CV34 6 | 11/03/2020 | 600,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 24, Morecroft Drive, Warwick, Warwickshire CV34 6DF | CV34 6DF | CV34 6 | 25/08/2020 | 370,000 | 405,509 | N | Semi-detached | | 3 to 4 | 123 | 3,008 | 3,297 | Freehold | | |
| 22, Morecroft Drive, Warwick, Warwickshire CV34 6DF | CV34 6DF | CV34 6 | 28/08/2020 | 340,000 | 372,630 | N | Semi-detached | | 3 to 4 | 123 | 2,764 | 3,030 | Freehold | | |
| 23, The Marish, Warwick, Warwickshire CV34 6BZ | CV34 6BZ | CV34 6 | 24/07/2020 | 262,500 | 283,217 | N | Terraced | | 3 | 77 | 3,409 | 3,678 | Freehold | | |
| 14, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 17/12/2020 | 465,000 | 503,494 | N | Detached | | 3 to 4 | 112 | 4,168 | 4,513 | Freehold | | |
| 31, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 25/06/2021 | 611,500 | 639,835 | N | Detached | | | 153 | 3,997 | 4,182 | Freehold | | |
| 26, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 18/01/2021 | 595,000 | 635,998 | N | Detached | | | 216 | 2,755 | 2,944 | Freehold | | |
| 7, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 06/11/2020 | 192,000 | 194,587 | N | Flat | | 2 | 68 | 2,824 | 2,862 | Leasehold | | |
| 18, Purser Drive, Warwick, Warwickshire CV34 6BW | CV34 6BW | CV34 6 | 04/12/2020 | 433,000 | 468,845 | N | Detached | | | 112 | 3,866 | 4,186 | Freehold | | |
| 20, Lee Meadowe, Warwick, Warwickshire CV34 6BU | CV34 6BU | CV34 6 | 04/06/2021 | 225,000 | 225,424 | N | Terraced | | 2 | 55 | 4,091 | 4,099 | Freehold | | |
| 24, The Peacocks, Warwick, Warwickshire CV34 6BS | CV34 6BS | CV34 6 | 23/10/2020 | 510,000 | 565,218 | N | Detached | | | 165 | 3,091 | 3,426 | Freehold | | |
| 105, Stratford Road, Warwick, Warwickshire CV34 6BQ | CV34 6BQ | CV34 6 | 18/01/2021 | 465,000 | 485,250 | N | Semi-detached | | | 140 | 3,321 | 3,466 | Freehold | | |
| 130, Stratford Road, Warwick, Warwickshire CV34 6BQ | CV34 6BQ | CV34 6 | 28/08/2020 | 267,500 | 293,172 | N | Semi-detached | | 3 | 91 | 2,940 | 3,222 | Freehold | | |
| 14, Pericles Close, Heathcote, Warwick, Warwickshire CV34 6BN | CV34 6BN | CV34 6 | 05/06/2020 | 260,000 | 274,520 | N | Terraced | | 2 to 3 | 69 | 3,768 | 3,979 | Freehold | | |
| 7, Noble Close, Warwick, Warwickshire CV34 6BL | CV34 6BL | CV34 6 | 20/03/2020 | 260,000 | 283,541 | N | Semi-detached | | 2 | 59 | 4,407 | 4,806 | Freehold | | |
| 19, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 08/01/2021 | 250,000 | 267,226 | N | Detached | | 2 | 59 | 4,244 | 4,537 | Freehold | | |
| 11, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 23/10/2020 | 275,000 | 289,316 | N | Terraced | | 3 | 73 | 3,767 | 3,963 | Freehold | | |
| 51, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 26/02/2021 | 239,000 | 249,251 | N | Semi-detached | | 2 to 3 | 69 | 3,464 | 3,612 | Freehold | | |
| 23, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 11/12/2020 | 300,000 | 324,835 | N | Detached | | 2 | 99 | 3,030 | 3,281 | Freehold | | |
| 14, Myton Gardens, Warwick, Warwickshire CV34 6BH | CV34 6BH | CV34 6 | 05/08/2020 | 917,500 | 1,039,218 | N | Detached | | | 247 | 3,715 | 4,207 | Freehold | | |
| 12, Myton Gardens, Warwick, Warwickshire CV34 6BH | CV34 6BH | CV34 6 | 23/04/2021 | 995,000 | 1,063,216 | N | Detached | | | 277 | 3,592 | 3,838 | Freehold | | |
| 9, Lodge Crescent, Warwick, Warwickshire CV34 6BB | CV34 6BB | CV34 6 | 21/12/2020 | 403,000 | 425,624 | N | Semi-detached | | 3 | 123 | 3,276 | 3,460 | Freehold | | |
| 37, Lodge Crescent, Warwick, Warwickshire CV34 6BB | CV34 6BB | CV34 6 | 30/04/2021 | 537,500 | 574,350 | N | Detached | | | 181 | 2,970 | 3,173 | Freehold | | |
| 28, Leyfields Crescent, Warwick, Warwickshire CV34 6BA | CV34 6BA | CV34 6 | 21/05/2021 | 326,050 | 339,714 | N | Semi-detached | | 2 to 3 | 67 | 4,866 | 5,070 | Freehold | | |
| 83, Foxes Way, Warwick, Warwickshire CV34 6AY | CV34 6AY | CV34 6 | 30/04/2021 | 362,000 | 379,669 | N | Semi-detached | | 2 to 3 | 87 | 4,161 | 4,364 | Freehold | | |
| 12, Temple Grove, Warwick, Warwickshire CV34 6AU | CV34 6AU | CV34 6 | 29/09/2020 | 335,000 | 364,025 | N | Semi-detached | | 2 to 3 | 94 | 3,564 | 3,873 | Freehold | | |
| 10, Temple Grove, Warwick, Warwickshire CV34 6AU | CV34 6AU | CV34 6 | 30/07/2020 | 314,000 | 345,969 | N | Semi-detached | | 3 | 105 | 2,990 | 3,295 | Freehold | | |
| 80, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 28/09/2020 | 656,000 | 732,897 | N | Detached | | 3 to 4 | 178 | 3,685 | 4,117 | Freehold | | |
| 72, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 04/12/2020 | 350,000 | 369,648 | N | Semi-detached | | 2 to 3 | 91 | 3,846 | 4,062 | Freehold | | |
| 47, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 21/01/2020 | 390,000 | 435,035 | N | Semi-detached | | 3 | 129 | 3,023 | 3,372 | Freehold | | |
| 68, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 11/03/2021 | 355,000 | 371,502 | N | Semi-detached | | 3 to 4 | 120 | 2,958 | 3,096 | Freehold | | |
| 28, Stratford Road, Warwick, Warwickshire CV34 6AS | CV34 6AS | CV34 6 | 26/03/2021 | 530,000 | 566,431 | N | Detached | | 3 | 113 | 4,690 | 5,013 | Freehold | | |
| 37, Stratford Road, Warwick, Warwickshire CV34 6AS | CV34 6AS | CV34 6 | 18/06/2021 | 475,000 | 489,295 | N | Semi-detached | | | 123 | 3,862 | 3,978 | Freehold | | |
| 52, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 30/04/2021 | 290,000 | 295,883 | N | Terraced | | 3 | 77 | 3,766 | 3,843 | Freehold | | |
| 45, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 16/10/2020 | 295,000 | 310,357 | N | Terraced | | 3 | 92 | 3,207 | 3,373 | Freehold | | |
| 25, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 28/01/2021 | 260,000 | 263,077 | N | Terraced | | 3 to 4 | 94 | 2,766 | 2,799 | Freehold | | |
| 29, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 01/10/2020 | 431,500 | 478,219 | N | Detached | | 3 | 92 | 4,690 | 5,198 | Freehold | | |
| 36, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 27/11/2020 | 450,000 | 493,033 | N | Detached | | 3 | 104 | 4,327 | 4,741 | Freehold | | |
| 12, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 30/11/2020 | 325,000 | 347,430 | N | Semi-detached | | 2 to 3 | 78 | 4,167 | 4,454 | Freehold | | |
| 6, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 29/01/2021 | 355,000 | 359,202 | N | Terraced | | 2 to 3 | 90 | 3,944 | 3,991 | Freehold | | |
| 7, Lovell Field Close, Warwick, Warwickshire CV34 6AL | CV34 6AL | CV34 6 | 05/03/2021 | 235,000 | 239,230 | N | Terraced | | 2 | 76 | 3,092 | 3,148 | Leasehold | | |
| 11, Lovell Field Close, Warwick, Warwickshire CV34 6AL | CV34 6AL | CV34 6 | 31/01/2020 | 265,000 | 289,439 | N | Terraced | | 3 | 96 | 2,760 | 3,015 | Freehold | | |
| Flat 11, Tudor Court, West Street, Warwick, Warwickshire CV34 6AJ | CV34 6AJ | CV34 6 | 22/12/2020 | 173,000 | 173,263 | N | Flat | | 2 | 55 | 3,145 | 3,150 | Leasehold | | |
| 73, West Street, Warwick, Warwickshire CV34 6AH | CV34 6AH | CV34 6 | 04/11/2020 | 495,000 | 501,669 | N | Flat | | 3 | 100 | 4,950 | 5,017 | Freehold | | |
| 17, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 24/08/2021 | 305,500 | 306,435 | N | Terraced | | 2 to 3 | 68 | 4,493 | 4,506 | Freehold | | |
| 29, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 25/09/2020 | 290,000 | 307,349 | N | Terraced | | 2 to 3 | 70 | 4,143 | 4,391 | Freehold | | |
| 15, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 20/10/2020 | 217,500 | 228,823 | N | Terraced | | 2 | 53 | 4,104 | 4,317 | Freehold | | |
| 12, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 22/12/2020 | 332,500 | 351,166 | N | Semi-detached | | 3 | 94 | 3,537 | 3,736 | Freehold | | |
| 40, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 10/05/2021 | 320,000 | 325,281 | N | Terraced | | 3 | 95 | 3,358 | 3,413 | Freehold | | |
| 51, West Street, Warwick, Warwickshire CV34 6AB | CV34 6AB | CV34 6 | 15/12/2020 | 395,000 | 403,739 | N | Terraced | | 3 to 4 | 65 | 6,056 | 6,189 | Freehold | | |
| | | CV34 6 Average | | | | | | | | | | 3,842 | | | |
| 62, Kirby Avenue, Warwick, Warwickshire CV34 5YZ | CV34 5YZ | CV34 5 | 17/03/2020 | 291,000 | 317,348 | N | Semi-detached | | 2 to 3 | 77 | 3,779 | 4,121 | Freehold | | |
| 43, Kirby Avenue, Warwick, Warwickshire CV34 5YY | CV34 5YY | CV34 5 | 22/02/2021 | 278,500 | 297,066 | N | Detached | | 3 | 61 | 4,566 | 4,870 | Freehold | | |
| 25, Kirby Avenue, Warwick, Warwickshire CV34 5YY | CV34 5YY | CV34 5 | 09/04/2020 | 236,000 | 251,056 | N | Semi-detached | | 2 to 3 | 53 | 4,453 | 4,737 | Freehold | | |
| 2, Weale Grove, Warwick, Warwickshire CV34 5YW | CV34 5YW | CV34 5 | 27/07/2020 | 272,500 | 294,006 | N | Terraced | | 3 | 73 | 3,733 | 4,027 | Freehold | | |
| 106, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS | CV34 5YS | CV34 5 | 16/10/2020 | 345,000 | 382,353 | N | Detached | | 3 to 4 | 92 | 3,750 | 4,156 | Freehold | | |
| 100, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS | CV34 5YS | CV34 5 | 28/10/2020 | 340,000 | 376,812 | N | Detached | | 3 | 101 | 3,366 | 3,731 | Freehold | | |
| 33, Cowper Close, Warwick, Warwickshire CV34 5YR | CV34 5YR | CV34 5 | 30/09/2021 | 261,000 | 262,670 | N | Semi-detached | | 2 | 54 | 4,833 | 4,864 | Freehold | | |
| 1, Knoll Drive, Warwick, Warwickshire CV34 5YQ | CV34 5YQ | CV34 5 | 04/12/2020 | 250,000 | 264,034 | N | Semi-detached | | 2 to 3 | 76 | 3,289 | 3,474 | Freehold | | |
| 32, Knoll Drive, Warwick, Warwickshire CV34 5YQ | CV34 5YQ | CV34 5 | 18/09/2020 | 324,000 | 361,979 | N | Detached | | 3 to 4 | 121 | 2,678 | 2,992 | Freehold | | |
| 1, Cooke Close, Warwick, Warwickshire CV34 5YG | CV34 5YG | CV34 5 | 21/08/2020 | 246,000 | 269,609 | N | Semi-detached | | 2 to 3 | 51 | 4,859 | 5,326 | Freehold | | |
| 10, Cooke Close, Warwick, Warwickshire CV34 5YG | CV34 5YG | CV34 5 | 19/06/2020 | 250,000 | 269,281 | N | Semi-detached | | 3 | 54 | 4,630 | 4,987 | Freehold | | |
| 28, Kilnsey Grove, Warwick, Warwickshire CV34 5YE | CV34 5YE | CV34 5 | 01/03/2021 | 145,000 | 146,041 | N | Flat | | 1 | 49 | 2,959 | 2,980 | Leasehold | | |
| 24, Arncliffe Way, Warwick, Warwickshire CV34 5XZ | CV34 5XZ | CV34 5 | 16/10/2020 | 118,000 | 121,279 | N | Flat | | 1 | 40 | 2,950 | 3,032 | Leasehold | | |
| 11, Arncliffe Way, Warwick, Warwickshire CV34 5XZ | CV34 5XZ | CV34 5 | 05/08/2021 | 137,200 | 136,995 | N | Flat | | 1 | 48 | 2,858 | 2,854 | Leasehold | | |
| 131, Birmingham Road, Warwick, Warwickshire CV34 5XW | CV34 5XW | CV34 5 | 28/08/2020 | 364,000 | 398,933 | N | Semi-detached | | 3 | 95 | 3,832 | 4,199 | Freehold | | |
| 11, Thornton Close, Woodloes Park, Warwick, Warwickshire CV34 5XU | CV34 5XU | CV34 5 | 21/01/2020 | 262,000 | 286,162 | N | Terraced | | 2 to 3 | 84 | 3,102 | 3,389 | Freehold | | |
| 10, Kildwick Way, Warwick, Warwickshire CV34 5XS | CV34 5XS | CV34 5 | 27/03/2020 | 168,000 | 171,117 | N | Flat | | 2 to 3 | 52 | 3,231 | 3,291 | Leasehold | | |
| 17, Buckden Close, Warwick, Warwickshire CV34 5XG | CV34 5XG | CV34 5 | 26/05/2021 | 225,000 | 234,429 | N | Semi-detached | | 2 | 55 | 4,091 | 4,262 | Freehold | | |
| 9, Newsholme Close, Warwick, Warwickshire CV34 5XF | CV34 5XF | CV34 5 | 23/07/2021 | 200,000 | 209,224 | N | Semi-detached | | 2 | 49 | 4,082 | 4,270 | Freehold | | |
| 18, Kettlewell Close, Warwick, Warwickshire CV34 5XE | CV34 5XE | CV34 5 | 24/09/2020 | 230,000 | 243,759 | N | Terraced | | 2 to 3 | 65 | 3,538 | 3,750 | Freehold | | |
| 26, Hebden Avenue, Warwick, Warwickshire CV34 5XD | CV34 5XD | CV34 5 | 25/06/2020 | 277,900 | 307,636 | N | Detached | | 2 | 64 | 4,342 | 4,807 | Freehold | | |
| 3, Addingham Close, Warwick, Warwickshire CV34 5XB | CV34 5XB | CV34 5 | 29/03/2021 | 240,000 | 256,497 | N | Detached | | 2 | 60 | 4,000 | 4,275 | Freehold | | |
| 2, Addingham Close, Warwick, Warwickshire CV34 5XB | CV34 5XB | CV34 5 | 14/01/2021 | 270,000 | 273,196 | N | Terraced | | 3 | 70 | 3,857 | 3,903 | Freehold | | |
| 23, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 21/07/2020 | 225,000 | 242,757 | N | Terraced | | 2 to 3 | 62 | 3,629 | 3,915 | Freehold | | |
| 14, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 09/10/2020 | 215,000 | 226,193 | N | Terraced | | 2 | 60 | 3,583 | 3,770 | Freehold | | |
| 4, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 08/04/2021 | 225,000 | 229,564 | N | Terraced | | 2 | 63 | 3,571 | 3,644 | Freehold | | |
| 19, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 14/05/2021 | 221,000 | 224,647 | N | Terraced | | 2 to 3 | 62 | 3,565 | 3,623 | Freehold | | |
| 6, Westcliff Drive, Warwick, Warwickshire CV34 5UQ | CV34 5UQ | CV34 5 | 14/01/2021 | 230,000 | 240,016 | N | Semi-detached | | 2 | 49 | 4,694 | 4,898 | Freehold | | |
| 5, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 30/06/2020 | 205,000 | 216,448 | N | Terraced | | 2 to 3 | 61 | 3,361 | 3,548 | Freehold | | |
| 11, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 14/10/2021 | 215,000 | 210,758 | N | Terraced | | 2 to 3 | 60 | 3,583 | 3,513 | Freehold | | |
| 43, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 04/05/2021 | 200,000 | 203,301 | N | Terraced | | 2 | 63 | 3,175 | 3,227 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 47, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 27/11/2020 | 180,000 | 186,722 | N | Terraced | | 2 to 3 | 61 | 2,943 | 3,053 | Freehold | | |
| 2, Inchford Avenue, Warwick, Warwickshire CV34 5UH | CV34 5UH | CV34 5 | 05/06/2020 | 250,000 | 276,751 | N | Detached | | 2 | 80 | 3,125 | 3,459 | Freehold | | |
| 9, Lincoln Close, Warwick, Warwickshire CV34 5UD | CV34 5UD | CV34 5 | 18/02/2021 | 305,000 | 318,082 | N | Semi-detached | | 2 to 3 | 86 | 3,547 | 3,699 | Freehold | | |
| 12, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 30/10/2020 | 281,000 | 303,645 | N | Semi-detached | | 2 | 61 | 4,607 | 4,978 | Freehold | | |
| 17, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 17/11/2020 | 260,000 | 277,944 | N | Semi-detached | | 2 | 61 | 4,262 | 4,556 | Freehold | | |
| 31, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 14/08/2020 | 285,000 | 322,809 | N | Detached | | 3 | 93 | 3,065 | 3,471 | Freehold | | |
| 23, Barnack Drive, Warwick, Warwickshire CV34 5TY | CV34 5TY | CV34 5 | 14/12/2020 | 225,000 | 237,631 | N | Semi-detached | | 2 | 34 | 6,618 | 6,989 | Freehold | | |
| 11, Barnack Drive, Warwick, Warwickshire CV34 5TY | CV34 5TY | CV34 5 | 02/08/2021 | 255,000 | 259,500 | N | Semi-detached | | 2 | 57 | 4,474 | 4,553 | Freehold | | |
| 15, Neville Grove, Warwick, Warwickshire CV34 5TU | CV34 5TU | CV34 5 | 13/10/2020 | 305,000 | 338,023 | N | Detached | | 3 | 76 | 4,013 | 4,448 | Freehold | | |
| 24, Townesend Close, Warwick, Warwickshire CV34 5TT | CV34 5TT | CV34 5 | 25/09/2020 | 360,000 | 402,199 | N | Detached | | 3 | 98 | 3,673 | 4,104 | Freehold | | |
| 28, Brese Avenue, Warwick, Warwickshire CV34 5TS | CV34 5TS | CV34 5 | 18/12/2020 | 224,000 | 236,575 | N | Semi-detached | | 2 to 3 | 45 | 4,978 | 5,257 | Freehold | | |
| 70, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ | CV34 5TQ | CV34 5 | 21/05/2021 | 340,000 | 345,611 | N | Terraced | | 3 to 4 | 103 | 3,301 | 3,355 | Freehold | | |
| 78, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ | CV34 5TQ | CV34 5 | 26/05/2021 | 280,000 | 296,482 | N | Detached | | 3 | 105 | 2,667 | 2,824 | Freehold | | |
| 12, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 20/03/2020 | 230,000 | 245,627 | N | Terraced | | 2 to 3 | 77 | 2,987 | 3,190 | Freehold | | |
| 8, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 16/07/2021 | 236,000 | 241,718 | N | Terraced | | 3 | 89 | 2,639 | 2,703 | Freehold | | |
| 23, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 13/11/2020 | 210,000 | 217,843 | N | Terraced | | 3 | 83 | 2,530 | 2,625 | Freehold | | |
| 160, Millbank, Warwick, Warwickshire CV34 5TJ | CV34 5TJ | CV34 5 | 30/09/2020 | 635,000 | 709,435 | N | Detached | | 3 to 4 | 113 | 5,619 | 6,278 | Freehold | | |
| 67, Millbank, Warwick, Warwickshire CV34 5TJ | CV34 5TJ | CV34 5 | 17/09/2021 | 330,000 | 332,111 | N | Semi-detached | | 2 to 3 | 77 | 4,286 | 4,313 | Freehold | | |
| 43, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 28/08/2020 | 280,000 | 317,146 | N | Detached | | 2 | 83 | 3,373 | 3,821 | Freehold | | |
| 6, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 15/12/2020 | 370,500 | 391,299 | N | Semi-detached | | | 156 | 2,375 | 2,508 | Freehold | | |
| 10, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 16/01/2020 | 145,000 | 150,485 | N | Flat | | 2 | 60 | 2,417 | 2,508 | Leasehold | | |
| 14, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 16/07/2021 | 145,000 | 147,217 | N | Flat | | 2 | 60 | 2,417 | 2,454 | Leasehold | | |
| 20, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 21/02/2020 | 230,000 | 249,308 | N | Terraced | | 3 | 74 | 3,108 | 3,369 | Freehold | | |
| 38, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 03/06/2020 | 240,000 | 253,403 | N | Terraced | | 2 to 3 | 77 | 3,117 | 3,291 | Freehold | | |
| 27, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 03/09/2021 | 239,950 | 240,104 | N | Terraced | | 2 to 3 | 76 | 3,157 | 3,159 | Freehold | | |
| 4, Woodloes Avenue South, Warwick, Warwickshire CV34 5TF | CV34 5TF | CV34 5 | 29/06/2020 | 299,000 | 322,060 | N | Semi-detached | | 3 | 86 | 3,477 | 3,745 | Freehold | | |
| 27, Pattens Road, Warwick, Warwickshire CV34 5TE | CV34 5TE | CV34 5 | 02/02/2021 | 229,000 | 231,881 | N | Terraced | | 2 | 76 | 3,013 | 3,051 | Freehold | | |
| 23, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 30/09/2020 | 475,000 | 530,680 | N | Detached | | | 108 | 4,398 | 4,914 | Freehold | | |
| 19, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 24/03/2021 | 608,000 | 649,792 | N | Detached | | | 149 | 4,081 | 4,361 | Freehold | | |
| 21, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 19/11/2020 | 505,000 | 553,293 | N | Detached | | 3 | 159 | 3,176 | 3,480 | Freehold | | |
| 5, Blacklow Road, Warwick, Warwickshire CV34 5SZ | CV34 5SZ | CV34 5 | 10/01/2020 | 412,500 | 474,488 | N | Detached | | 3 to 4 | 117 | 3,526 | 4,055 | Freehold | | |
| 4, Watson Close, Warwick, Warwickshire CV34 5SW | CV34 5SW | CV34 5 | 07/07/2020 | 322,500 | 367,270 | N | Detached | | 3 | 95 | 3,395 | 3,866 | Freehold | | |
| 3, Watson Close, Warwick, Warwickshire CV34 5SW | CV34 5SW | CV34 5 | 15/01/2021 | 345,000 | 368,772 | N | Detached | | 3 to 4 | 98 | 3,520 | 3,763 | Freehold | | |
| 39, Spinney Hill, Warwick, Warwickshire CV34 5SL | CV34 5SL | CV34 5 | 30/06/2021 | 535,000 | 559,791 | N | Detached | | | 144 | 3,715 | 3,887 | Freehold | | |
| 37, Spinney Hill, Warwick, Warwickshire CV34 5SL | CV34 5SL | CV34 5 | 23/03/2021 | 617,000 | 659,411 | N | Detached | | | 236 | 2,614 | 2,794 | Freehold | | |
| 34, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 22/03/2021 | 320,000 | 334,875 | N | Semi-detached | | 3 | 84 | 3,810 | 3,987 | Freehold | | |
| 25, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 25/11/2020 | 475,000 | 520,424 | N | Detached | | 3 to 4 | 145 | 3,276 | 3,589 | Freehold | | |
| 28, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 20/01/2021 | 285,000 | 297,412 | N | Semi-detached | | 3 | 86 | 3,314 | 3,458 | Freehold | | |
| 1, Greenway, Warwick, Warwickshire CV34 5SG | CV34 5SG | CV34 5 | 17/01/2020 | 385,000 | 429,457 | N | Semi-detached | | 3 | 121 | 3,182 | 3,549 | Freehold | | |
| 25, Spinney Hill, Warwick, Warwickshire CV34 5SF | CV34 5SF | CV34 5 | 31/07/2020 | 299,995 | 341,641 | N | Detached | | 3 to 4 | 84 | 3,571 | 4,067 | Freehold | | |
| 24, Spinney Hill, Warwick, Warwickshire CV34 5SF | CV34 5SF | CV34 5 | 06/08/2020 | 510,000 | 577,658 | N | Detached | | | 161 | 3,168 | 3,588 | Freehold | | |
| 33, Makepeace Avenue, Warwick, Warwickshire CV34 5SB | CV34 5SB | CV34 5 | 16/10/2020 | 370,000 | 389,262 | N | Terraced | | 3 | 85 | 4,350 | 4,576 | Freehold | | |
| 25, Makepeace Avenue, Warwick, Warwickshire CV34 5SB | CV34 5SB | CV34 5 | 31/01/2020 | 275,000 | 306,755 | N | Semi-detached | | 3 | 79 | 3,481 | 3,883 | Freehold | | |
| 14, Walford Grove, Warwick, Warwickshire CV34 5SA | CV34 5SA | CV34 5 | 09/11/2020 | 299,950 | 311,152 | N | Terraced | | 3 | 70 | 4,285 | 4,445 | Freehold | | |
| 7, Warmington Grove, Warwick, Warwickshire CV34 5RZ | CV34 5RZ | CV34 5 | 12/06/2020 | 280,000 | 301,595 | N | Semi-detached | | 3 | 65 | 4,308 | 4,640 | Freehold | | |
| 18, Warmington Grove, Warwick, Warwickshire CV34 5RZ | CV34 5RZ | CV34 5 | 13/05/2020 | 276,500 | 297,657 | N | Semi-detached | | 3 to 4 | 86 | 3,215 | 3,461 | Freehold | | |
| 48, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 16/09/2021 | 325,000 | 327,079 | N | Semi-detached | | 3 | 86 | 3,779 | 3,803 | Freehold | | |
| 25, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 17/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 3 | 90 | 3,611 | 3,779 | Freehold | | |
| 34, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 08/06/2020 | 250,000 | 269,281 | N | Semi-detached | | 2 to 3 | 76 | 3,289 | 3,543 | Freehold | | |
| 79, St Michaels Road, Warwick, Warwickshire CV34 5RW | CV34 5RW | CV34 5 | 27/07/2021 | 230,000 | 235,572 | N | Terraced | | 3 | 98 | 2,347 | 2,404 | Freehold | | |
| 20, St Christophers Close, Warwick, Warwickshire CV34 5RT | CV34 5RT | CV34 5 | 31/01/2020 | 327,500 | 365,318 | N | Semi-detached | | 2 to 3 | 102 | 3,211 | 3,582 | Freehold | | |
| 33, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 04/06/2021 | 290,000 | 298,727 | N | Semi-detached | | 3 | 87 | 3,333 | 3,434 | Freehold | | |
| 25, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 29/06/2021 | 268,000 | 276,065 | N | Semi-detached | | 2 to 3 | 83 | 3,229 | 3,326 | Freehold | | |
| 22, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 08/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 75 | 3,000 | 3,061 | Freehold | | |
| 13, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 29/05/2020 | 290,000 | 312,190 | N | Semi-detached | | 3 | 104 | 2,788 | 3,002 | Freehold | | |
| 42, Antelope Gardens, Warwick, Warwickshire CV34 5RR | CV34 5RR | CV34 5 | 29/03/2021 | 257,000 | 261,626 | N | Terraced | | 2 to 3 | 101 | 2,545 | 2,590 | Freehold | | |
| 29, Congreve Close, Warwick, Warwickshire CV34 5RQ | CV34 5RQ | CV34 5 | 18/09/2020 | 322,500 | 341,793 | N | Terraced | | 3 | 101 | 3,193 | 3,384 | Freehold | | |
| 84, St Michaels Road, Warwick, Warwickshire CV34 5RP | CV34 5RP | CV34 5 | 17/02/2021 | 237,000 | 247,165 | N | Semi-detached | | 2 to 3 | 85 | 2,788 | 2,908 | Freehold | | |
| 27, Saltisford Gardens, Warwick, Warwickshire CV34 5RL | CV34 5RL | CV34 5 | 09/04/2021 | 205,000 | 209,158 | N | Terraced | | 2 | 63 | 3,254 | 3,320 | Freehold | | |
| 14, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 23/10/2020 | 340,000 | 357,700 | N | Terraced | | 3 | 76 | 4,474 | 4,707 | Freehold | | |
| 10, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 12/11/2020 | 335,000 | 367,036 | N | Detached | | 3 | 87 | 3,851 | 4,219 | Freehold | | |
| 11, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 23/09/2021 | 380,000 | 380,244 | N | Terraced | | 3 | 95 | 4,000 | 4,003 | Freehold | | |
| 14, Linden Close, Warwick, Warwickshire CV34 5RF | CV34 5RF | CV34 5 | 04/02/2020 | 330,000 | 376,623 | N | Detached | | 3 | 88 | 3,750 | 4,280 | Freehold | | |
| 3, Linden Close, Warwick, Warwickshire CV34 5RF | CV34 5RF | CV34 5 | 26/06/2020 | 250,000 | 263,961 | N | Terraced | | 2 | 69 | 3,623 | 3,826 | Freehold | | |
| 26, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 16/07/2020 | 318,500 | 362,715 | N | Detached | | 2 | 56 | 5,688 | 6,477 | Freehold | | |
| 6, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 08/04/2021 | 300,000 | 306,086 | N | Terraced | | 3 | 73 | 4,110 | 4,193 | Freehold | | |
| 20, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 28/09/2020 | 320,000 | 357,511 | N | Detached | | 2 to 3 | 88 | 3,636 | 4,063 | Freehold | | |
| 29, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 25/09/2020 | 357,500 | 399,406 | N | Detached | | 3 to 4 | 91 | 3,940 | 4,402 | Freehold | | |
| 29a, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 28/01/2021 | 362,000 | 386,943 | N | Detached | | 3 to 4 | 89 | 4,067 | 4,348 | Freehold | | |
| 24, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 21/05/2021 | 297,000 | 314,483 | N | Detached | | 3 | 74 | 4,014 | 4,250 | Freehold | | |
| 16, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 24/09/2020 | 300,000 | 325,992 | N | Semi-detached | | 2 to 3 | 81 | 3,704 | 4,025 | Freehold | | |
| Flat 15, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB | CV34 5RB | CV34 5 | 18/10/2021 | 100,000 | 98,023 | N | Flat | | 1 | 36 | 2,785 | 2,730 | Leasehold | | |
| Flat 1, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB | CV34 5RB | CV34 5 | 22/05/2020 | 137,000 | 138,965 | N | Flat | | 2 | 56 | 2,446 | 2,482 | Leasehold | | |
| 31, Humphris Street, Warwick, Warwickshire CV34 5RA | CV34 5RA | CV34 5 | 11/12/2020 | 279,000 | 285,173 | N | Terraced | | 3 | 84 | 3,321 | 3,395 | Freehold | | |
| 57, Humphris Street, Warwick, Warwickshire CV34 5RA | CV34 5RA | CV34 5 | 30/09/2020 | 301,500 | 319,537 | N | Terraced | | 3 | 135 | 2,233 | 2,367 | Freehold | | |
| 168, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 19/07/2021 | 400,000 | 409,691 | N | Terraced | | | 122 | 3,279 | 3,358 | Freehold | | |
| 178, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 16/04/2021 | 270,000 | 275,477 | N | Terraced | | 3 | 92 | 2,935 | 2,994 | Freehold | | |
| 160, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 13/11/2020 | 285,000 | 295,644 | N | Terraced | | 3 | 103 | 2,767 | 2,870 | Freehold | | |
| 90, Emscote Road, Warwick, Warwickshire CV34 5QJ | CV34 5QJ | CV34 5 | 10/12/2020 | 632,500 | 668,007 | N | Semi-detached | | | 148 | 4,274 | 4,514 | Freehold | | |
| 70, Emscote Road, Warwick, Warwickshire CV34 5QG | CV34 5QG | CV34 5 | 29/06/2020 | 532,000 | 588,926 | N | Detached | | | 191 | 2,785 | 3,083 | Freehold | | |
| 10, Eborall Close, Warwick, Warwickshire CV34 5QA | CV34 5QA | CV34 5 | 03/07/2020 | 346,000 | 394,032 | N | Detached | | 3 | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 18, Eborall Close, Warwick, Warwickshire CV34 5QA | CV34 5QA | CV34 5 | 29/01/2021 | 280,000 | 299,293 | N | Detached | | 2 to 3 | 77 | 3,636 | 3,887 | Freehold | | |
| 59, Chesford Crescent, Warwick, Warwickshire CV34 5PW | CV34 5PW | CV34 5 | 30/10/2020 | 285,000 | 299,837 | N | Terraced | | 3 to 4 | 88 | 3,239 | 3,407 | Freehold | | |
| 194, Greville Road, Warwick, Warwickshire CV34 5PU | CV34 5PU | CV34 5 | 22/10/2021 | 237,500 | 232,814 | N | Terraced | | 3 | 72 | 3,299 | 3,234 | Freehold | | |
| 143, Greville Road, Warwick, Warwickshire CV34 5PU | CV34 5PU | CV34 5 | 14/05/2021 | 215,000 | 218,548 | N | Terraced | | 2 to 3 | 80 | 2,688 | 2,732 | Freehold | | |
| 154, Greville Road, Warwick, Warwickshire CV34 5PT | CV34 5PT | CV34 5 | 27/08/2021 | 212,500 | 213,150 | N | Terraced | | 2 to 3 | 66 | 3,220 | 3,230 | Freehold | | |
| 125, Greville Road, Warwick, Warwickshire CV34 5PT | CV34 5PT | CV34 5 | 30/10/2020 | 220,000 | 231,453 | N | Terraced | | 3 to 4 | 93 | 2,366 | 2,489 | Freehold | | |
| 153, Chesford Crescent, Warwick, Warwickshire CV34 5PP | CV34 5PP | CV34 5 | 30/04/2021 | 163,750 | 165,299 | N | Flat | | 2 | 56 | 2,924 | 2,952 | Leasehold | | |
| 95, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 18/05/2021 | 307,000 | 319,866 | N | Semi-detached | | 3 | 88 | 3,489 | 3,635 | Freehold | | |
| 87, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 20/08/2020 | 213,000 | 233,442 | N | Semi-detached | | 3 | 73 | 2,918 | 3,198 | Freehold | | |
| 85, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 20/08/2021 | 269,000 | 273,748 | N | Semi-detached | | 3 | 86 | 3,128 | 3,183 | Freehold | | |
| 64, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 03/07/2020 | 340,000 | 387,199 | N | Detached | | 3 to 4 | 125 | 2,720 | 3,098 | Freehold | | |
| Flat 5, Garden Court, Bridge Street, Warwick, Warwickshire CV34 5PF | CV34 5PF | CV34 5 | 02/10/2020 | 152,500 | 156,737 | N | Flat | | 2 | 60 | 2,542 | 2,612 | Leasehold | | |
| 32, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 20/03/2020 | 299,950 | 327,108 | N | Semi-detached | | 3 | 84 | 3,571 | 3,894 | Freehold | | |
| 53, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 29/05/2020 | 279,000 | 300,348 | N | Semi-detached | | 3 | 89 | 3,135 | 3,375 | Freehold | | |
| 44, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 26/10/2021 | 275,000 | 270,632 | N | Semi-detached | | 3 | 85 | 3,235 | 3,184 | Freehold | | |
| 17, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 18/11/2020 | 278,000 | 297,187 | N | Semi-detached | | 2 | 77 | 3,610 | 3,860 | Freehold | | |
| 27, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 17/07/2020 | 275,000 | 296,703 | N | Terraced | | 3 | 86 | 3,198 | 3,450 | Freehold | | |
| 63, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 06/03/2020 | 300,000 | 320,383 | N | Terraced | | 3 | 96 | 3,125 | 3,337 | Freehold | | |
| 4, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 07/05/2021 | 250,000 | 260,477 | N | Semi-detached | | 3 | 88 | 2,841 | 2,960 | Freehold | | |
| 89, Hill Street, Warwick, Warwickshire CV34 5PA | CV34 5PA | CV34 5 | 25/09/2020 | 321,225 | 358,879 | N | Detached | | 2 | 91 | 3,530 | 3,944 | Freehold | | |
| 36, Hill Street, Warwick, Warwickshire CV34 5PA | CV34 5PA | CV34 5 | 21/05/2021 | 180,000 | 182,971 | N | Terraced | | 3 | 78 | 2,308 | 2,346 | Freehold | | |
| 15, Hill Street, Warwick, Warwickshire CV34 5NX | CV34 5NX | CV34 5 | 15/12/2020 | 220,000 | 224,868 | N | Terraced | | 2 | 73 | 3,014 | 3,080 | Freehold | | |
| 32, Rohan Gardens, Warwick, Warwickshire CV34 5NW | CV34 5NW | CV34 5 | 20/03/2020 | 153,000 | 155,838 | N | Flat | | | 63 | 2,429 | 2,474 | Leasehold | | |
| 12, Rohan Gardens, Warwick, Warwickshire CV34 5NW | CV34 5NW | CV34 5 | 13/08/2021 | 155,000 | 154,769 | N | Flat | | | 63 | 2,460 | 2,457 | Leasehold | | |
| 16, Beauchamp Road, Warwick, Warwickshire CV34 5NU | CV34 5NU | CV34 5 | 16/12/2020 | 308,000 | 314,815 | N | Terraced | | 2 to 3 | 84 | 3,667 | 3,748 | Freehold | | |
| 29, Beauchamp Road, Warwick, Warwickshire CV34 5NU | CV34 5NU | CV34 5 | 31/01/2020 | 316,000 | 345,142 | N | Terraced | | 3 to 4 | 109 | 2,899 | 3,166 | Freehold | | |
| 33, Dickins Road, Warwick, Warwickshire CV34 5NR | CV34 5NR | CV34 5 | 26/01/2021 | 340,000 | 354,807 | N | Semi-detached | | 3 | 86 | 3,953 | 4,126 | Freehold | | |
| 5, Dickins Road, Warwick, Warwickshire CV34 5NR | CV34 5NR | CV34 5 | 30/10/2020 | 320,000 | 345,788 | N | Semi-detached | | 3 | 105 | 3,048 | 3,293 | Freehold | | |
| 84, All Saints Road, Warwick, Warwickshire CV34 5NP | CV34 5NP | CV34 5 | 30/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 57 | 2,982 | 3,068 | Leasehold | | |
| 9, All Saints Road, Warwick, Warwickshire CV34 5NL | CV34 5NL | CV34 5 | 29/06/2020 | 326,000 | 351,143 | N | Semi-detached | | 3 | 80 | 4,075 | 4,389 | Freehold | | |
| 41, All Saints Road, Warwick, Warwickshire CV34 5NL | CV34 5NL | CV34 5 | 16/10/2020 | 332,500 | 359,296 | N | Semi-detached | | 3 | 86 | 3,866 | 4,178 | Freehold | | |
| 18, Vicarage Fields, Warwick, Warwickshire CV34 5NJ | CV34 5NJ | CV34 5 | 31/01/2020 | 253,000 | 276,332 | N | Terraced | | 3 | 76 | 3,329 | 3,636 | Freehold | | |
| 6, Packwood Mews, Warwick, Warwickshire CV34 5NG | CV34 5NG | CV34 5 | 06/11/2020 | 310,000 | 321,578 | N | Terraced | | 2 | 98 | 3,163 | 3,281 | Freehold | | |
| 30, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 14/05/2021 | 247,000 | 257,351 | N | Semi-detached | | | 56 | 4,411 | 4,596 | Freehold | | |
| 34, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 12/10/2020 | 232,000 | 244,078 | N | Terraced | | | 56 | 4,143 | 4,359 | Freehold | | |
| 7, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 02/11/2020 | 234,000 | 242,739 | N | Terraced | | | 56 | 4,179 | 4,335 | Freehold | | |
| 10, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 12/04/2021 | 230,000 | 234,666 | N | Terraced | | | 56 | 4,107 | 4,190 | Freehold | | |
| 35, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 25/06/2021 | 228,000 | 228,430 | N | Terraced | | | 56 | 4,071 | 4,079 | Freehold | | |
| 20, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 09/04/2021 | 297,500 | 312,021 | N | Semi-detached | | | 79 | 3,766 | 3,950 | Freehold | | |
| 1, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 26/11/2020 | 297,000 | 308,092 | N | Terraced | | | 79 | 3,759 | 3,900 | Freehold | | |
| 27, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 02/11/2020 | 295,000 | 315,360 | N | Semi-detached | | | 81 | 3,642 | 3,893 | Freehold | | |
| 31, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 10/09/2021 | 310,000 | 311,984 | N | Semi-detached | | | 81 | 3,827 | 3,852 | Freehold | | |
| 23, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 13/11/2020 | 285,000 | 304,670 | N | Semi-detached | | | 81 | 3,519 | 3,761 | Freehold | | |
| 8, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 18/12/2020 | 297,500 | 304,082 | N | Terraced | | | 81 | 3,673 | 3,754 | Freehold | | |
| 8, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 26/10/2020 | 229,000 | 247,455 | N | Semi-detached | | 2 to 3 | 54 | 4,241 | 4,582 | Freehold | | |
| 24, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 19/06/2020 | 215,000 | 227,007 | N | Terraced | | 2 to 3 | 56 | 3,839 | 4,054 | Freehold | | |
| 33, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 16/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 74 | 3,716 | 3,910 | Freehold | | |
| 10, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 02/03/2021 | 318,000 | 332,782 | N | Semi-detached | | 2 to 3 | 88 | 3,614 | 3,782 | Freehold | | |
| 1, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 23/01/2020 | 346,000 | 385,954 | N | Semi-detached | | 3 | 107 | 3,234 | 3,607 | Freehold | | |
| 12, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 15/05/2020 | 235,000 | 252,982 | N | Semi-detached | | 2 to 3 | 91 | 2,582 | 2,780 | Freehold | | |
| 2, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 30/03/2021 | 327,000 | 342,201 | N | Semi-detached | | 3 | 89 | 3,674 | 3,845 | Freehold | | |
| 17, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 19/11/2020 | 280,900 | 300,287 | N | Semi-detached | | 3 | 87 | 3,229 | 3,452 | Freehold | | |
| 32, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 25/06/2021 | 445,000 | 465,620 | N | Detached | | | 136 | 3,272 | 3,424 | Freehold | | |
| 6, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 09/08/2021 | 427,000 | 434,536 | N | Semi-detached | | 3 to 4 | 134 | 3,187 | 3,243 | Freehold | | |
| 35, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 08/01/2021 | 346,500 | 361,590 | N | Semi-detached | | 3 to 4 | 115 | 3,013 | 3,144 | Freehold | | |
| 46, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 13/03/2020 | 387,750 | 422,857 | N | Semi-detached | | 3 | 90 | 4,308 | 4,698 | Freehold | | |
| 27, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 06/09/2021 | 381,128 | 383,567 | N | Semi-detached | | 3 to 4 | 88 | 4,331 | 4,359 | Freehold | | |
| 33, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 18/05/2021 | 305,000 | 310,033 | N | Terraced | | 3 | 77 | 3,961 | 4,026 | Freehold | | |
| 34, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 28/02/2020 | 425,000 | 485,045 | N | Detached | | | 110 | 3,864 | 4,410 | Freehold | | |
| 31, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 30/04/2021 | 440,000 | 470,166 | N | Detached | | 3 to 4 | 120 | 3,667 | 3,918 | Freehold | | |
| 48, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 22/09/2021 | 545,000 | 552,132 | N | Detached | | | 160 | 3,406 | 3,451 | Freehold | | |
| 20, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 09/04/2021 | 318,000 | 333,522 | N | Semi-detached | | 2 to 3 | 79 | 4,025 | 4,222 | Freehold | | |
| 60, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 17/01/2020 | 325,000 | 362,529 | N | Semi-detached | | 3 | 91 | 3,575 | 3,988 | Freehold | | |
| 30, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 27/08/2021 | 310,000 | 315,471 | N | Semi-detached | | 3 | 97 | 3,196 | 3,252 | Freehold | | |
| 55, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 17/09/2021 | 301,000 | 302,926 | N | Semi-detached | | 2 to 3 | 81 | 3,716 | 3,740 | Freehold | | |
| 45, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 02/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 | 86 | 2,965 | 3,002 | Freehold | | |
| 61, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 29/09/2020 | 320,000 | 347,725 | N | Semi-detached | | 3 | 116 | 2,759 | 2,998 | Freehold | | |
| 8, Wise Grove, Warwick, Warwickshire CV34 5JW | CV34 5JW | CV34 5 | 26/08/2021 | 353,000 | 363,161 | N | Detached | | 3 to 4 | 92 | 3,837 | 3,947 | Freehold | | |
| 1, Rowan Drive, Warwick, Warwickshire CV34 5JS | CV34 5JS | CV34 5 | 16/10/2020 | 455,000 | 504,263 | N | Detached | | 3 to 4 | 171 | 2,661 | 2,949 | Freehold | | |
| 3, Twycross Walk, Warwick, Warwickshire CV34 5JR | CV34 5JR | CV34 5 | 05/03/2021 | 175,000 | 176,256 | N | Flat | | 2 | 53 | 3,302 | 3,326 | Leasehold | | |
| 5, Mulberry Drive, Warwick, Warwickshire CV34 5JP | CV34 5JP | CV34 5 | 28/01/2021 | 435,000 | 464,973 | N | Detached | | 3 | 94 | 4,628 | 4,947 | Freehold | | |
| 4, Dwarris Walk, Warwick, Warwickshire CV34 5JN | CV34 5JN | CV34 5 | 13/03/2020 | 350,000 | 392,369 | N | Detached | | 2 to 3 | 76 | 4,605 | 5,163 | Freehold | | |
| 4, Guys Close, Warwick, Warwickshire CV34 5JH | CV34 5JH | CV34 5 | 14/01/2021 | 335,000 | 358,083 | N | Detached | | 3 to 4 | 86 | 3,895 | 4,164 | Freehold | | |
| 14, Guys Close, Warwick, Warwickshire CV34 5JH | CV34 5JH | CV34 5 | 02/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 2 to 3 | 85 | 3,824 | 4,001 | Freehold | | |
| 68, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 09/04/2021 | 382,000 | 400,645 | N | Semi-detached | | 2 to 3 | 85 | 4,494 | 4,713 | Freehold | | |
| 76, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 10/01/2020 | 365,000 | 407,148 | N | Semi-detached | | 3 to 4 | 103 | 3,544 | 3,953 | Freehold | | |
| 87, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 03/12/2020 | 330,000 | 337,301 | N | Terraced | | 3 to 4 | 120 | 2,750 | 2,811 | Freehold | | |
| 36, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 20/01/2021 | 367,500 | 383,504 | N | Semi-detached | | 2 to 3 | 86 | 4,273 | 4,459 | Freehold | | |
| 26, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 02/04/2020 | 383,000 | 407,434 | N | Semi-detached | | 3 | 97 | 3,948 | 4,200 | Freehold | | |
| 39, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 26/08/2021 | 427,500 | 428,808 | N | Terraced | | | 123 | 3,476 | 3,486 | Freehold | | |
| 24, Arundel Close, Warwick, Warwickshire CV34 5HZ | CV34 5HZ | CV34 5 | 14/09/2020 | 308,750 | 327,220 | N | Terraced | | 3 to 4 | 11 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Cornwall Close, Warwick, Warwickshire CV34 5HX | CV34 5HX | CV34 5 | 18/12/2020 | 315,000 | 332,683 | N | Semi-detached | | 2 to 3 | 75 | 4,200 | 4,436 | Freehold | | |
| 4, Crossfields Road, Warwick, Warwickshire CV34 5HU | CV34 5HU | CV34 5 | 31/01/2020 | 305,000 | 350,833 | N | Detached | | 2 to 3 | 83 | 3,675 | 4,227 | Freehold | | |
| 56, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 27/07/2021 | 282,500 | 299,785 | N | Detached | | 2 to 3 | 80 | 3,531 | 3,747 | Freehold | | |
| 12, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 14/08/2020 | 230,000 | 245,892 | N | Terraced | | 2 to 3 | 68 | 3,382 | 3,616 | Freehold | | |
| 22a, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 10/07/2020 | 176,000 | 181,900 | N | Flat | | 2 to 3 | 72 | 2,444 | 2,526 | Leasehold | | |
| 11, Station Avenue, Warwick, Warwickshire CV34 5HJ | CV34 5HJ | CV34 5 | 08/12/2020 | 300,000 | 316,841 | N | Semi-detached | | 2 to 3 | 85 | 3,529 | 3,728 | Freehold | | |
| 94, Coventry Road, Warwick, Warwickshire CV34 5HH | CV34 5HH | CV34 5 | 19/02/2021 | 554,000 | 577,762 | N | Semi-detached | | | 137 | 4,044 | 4,217 | Freehold | | |
| 72, Coventry Road, Warwick, Warwickshire CV34 5HH | CV34 5HH | CV34 5 | 06/08/2020 | 400,000 | 438,388 | N | Semi-detached | | 3 | 126 | 3,175 | 3,479 | Freehold | | |
| 7, Nicholson Close, Warwick, Warwickshire CV34 5HE | CV34 5HE | CV34 5 | 18/09/2020 | 373,500 | 417,282 | N | Detached | | 3 to 4 | 101 | 3,698 | 4,132 | Freehold | | |
| 2, Nicholson Close, Warwick, Warwickshire CV34 5HE | CV34 5HE | CV34 5 | 14/05/2021 | 345,000 | 365,308 | N | Detached | | 3 | 92 | 3,750 | 3,971 | Freehold | | |
| 6, Richardson Close, Warwick, Warwickshire CV34 5HD | CV34 5HD | CV34 5 | 24/09/2020 | 395,000 | 441,302 | N | Detached | | 3 to 4 | 112 | 3,527 | 3,940 | Freehold | | |
| 16, Crane Close, Warwick, Warwickshire CV34 5HB | CV34 5HB | CV34 5 | 27/05/2021 | 192,000 | 195,169 | N | Terraced | | 2 | 44 | 4,364 | 4,436 | Freehold | | |
| 72, Crane Close, Warwick, Warwickshire CV34 5HB | CV34 5HB | CV34 5 | 07/02/2020 | 151,900 | 156,945 | N | Flat | | 2 | 49 | 3,100 | 3,203 | Leasehold | | |
| 21, Crane Close, Warwick, Warwickshire CV34 5HA | CV34 5HA | CV34 5 | 28/06/2021 | 225,000 | 231,771 | N | Semi-detached | | 2 | 69 | 3,261 | 3,359 | Freehold | | |
| 47, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 04/03/2020 | 242,000 | 263,911 | N | Semi-detached | | 2 | 60 | 4,033 | 4,399 | Freehold | | |
| 35, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 20/05/2021 | 240,000 | 243,961 | N | Terraced | | 2 | 60 | 4,000 | 4,066 | Freehold | | |
| 23, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 21/05/2020 | 235,000 | 248,399 | N | Terraced | | 2 | 62 | 3,810 | 4,027 | Freehold | | |
| 25, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 20/08/2020 | 227,000 | 242,685 | N | Terraced | | 2 to 3 | 61 | 3,721 | 3,978 | Freehold | | |
| 19, Birch End, Warwick, Warwickshire CV34 5GQ | CV34 5GQ | CV34 5 | 01/09/2021 | 180,000 | 178,848 | N | Flat | | 2 | 76 | 2,368 | 2,353 | Leasehold | | |
| 3, Whittington Close, Warwick, Warwickshire CV34 5GP | CV34 5GP | CV34 5 | 18/12/2020 | 247,000 | 252,465 | N | Terraced | | 2 to 3 | 61 | 4,049 | 4,139 | Freehold | | |
| 38, Andrews Close, Warwick, Warwickshire CV34 5GF | CV34 5GF | CV34 5 | 07/02/2020 | 250,000 | 258,303 | N | Flat | | | 72 | 3,472 | 3,588 | Leasehold | | |
| 45, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/04/2020 | 260,000 | 263,875 | Y | Flat | | | 72 | 3,611 | 3,665 | Leasehold | | |
| 45, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/04/2020 | 260,000 | 260,176 | Y | Flat | | | 72 | 3,611 | 3,614 | Leasehold | | |
| 41, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/10/2020 | 255,000 | 262,085 | Y | Flat | | | 79 | 3,228 | 3,318 | Leasehold | | |
| 7, Highbank, Lower Cape, Warwick, Warwickshire CV34 5FU | CV34 5FU | CV34 5 | 26/02/2021 | 290,000 | 293,649 | N | Terraced | | | 103 | 2,816 | 2,851 | Freehold | | |
| 8, Kempton Drive, Warwick, Warwickshire CV34 5FT | CV34 5FT | CV34 5 | 29/06/2020 | 185,000 | 188,248 | N | Flat | | 1 | 42 | 4,405 | 4,482 | Leasehold | | |
| 48, Kempton Drive, Warwick, Warwickshire CV34 5FT | CV34 5FT | CV34 5 | 21/02/2021 | 357,500 | 372,834 | N | Semi-detached | | 3 to 4 | 98 | 3,648 | 3,804 | Freehold | | |
| 8, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 25/09/2020 | 290,000 | 323,994 | N | Detached | | 3 | 74 | 3,919 | 4,378 | Freehold | | |
| 16, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 12/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 | 78 | 3,782 | 4,087 | Freehold | | |
| 3, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 27/05/2021 | 380,000 | 402,369 | N | Detached | | 3 to 4 | 115 | 3,304 | 3,499 | Freehold | | |
| 27, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 06/03/2020 | 242,500 | 264,456 | N | Semi-detached | | 2 | 39 | 6,218 | 6,781 | Freehold | | |
| 17, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 19/05/2021 | 165,000 | 171,915 | N | Semi-detached | | 1 | 42 | 3,929 | 4,093 | Freehold | | |
| 28, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 25/09/2020 | 293,000 | 327,346 | N | Detached | | 2 to 3 | 81 | 3,617 | 4,041 | Freehold | | |
| 11, Yardley Close, Warwick, Warwickshire CV34 5EX | CV34 5EX | CV34 5 | 23/10/2020 | 209,000 | 219,880 | N | Terraced | | 2 to 3 | 53 | 3,957 | 4,163 | Freehold | | |
| 10, Yardley Close, Warwick, Warwickshire CV34 5EX | CV34 5EX | CV34 5 | 27/11/2020 | 207,855 | 215,618 | N | Terraced | | 2 to 3 | 54 | 3,849 | 3,993 | Freehold | | |
| 10, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 22/02/2021 | 300,000 | 312,868 | N | Semi-detached | | 3 | 86 | 3,488 | 3,638 | Freehold | | |
| 37, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 29/04/2021 | 240,000 | 244,868 | N | Terraced | | 2 | 72 | 3,333 | 3,401 | Freehold | | |
| 3, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 05/10/2020 | 206,500 | 217,250 | N | Terraced | | 2 to 3 | 76 | 2,717 | 2,859 | Freehold | | |
| 4, Sir Thomas White Close, Warwick, Warwickshire CV34 5EN | CV34 5EN | CV34 5 | 07/06/2021 | 175,000 | 174,190 | N | Flat | | 2 | 63 | 2,778 | 2,765 | Leasehold | | |
| 3, Chandley Row, Warwick, Warwickshire CV34 5EG | CV34 5EG | CV34 5 | 14/04/2020 | 295,000 | 306,968 | N | Terraced | | 3 to 4 | 108 | 2,731 | 2,842 | Freehold | | |
| 37, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 16/11/2020 | 285,000 | 304,670 | N | Semi-detached | | 3 | 85 | 3,353 | 3,584 | Freehold | | |
| 1, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 85 | 3,235 | 3,276 | Freehold | | |
| 34, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 09/02/2021 | 245,276 | 261,627 | N | Detached | | 3 | 86 | 2,852 | 3,042 | Freehold | | |
| 46, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 06/08/2020 | 280,000 | 299,347 | N | Terraced | | 3 | 99 | 2,828 | 3,024 | Freehold | | |
| 31, Deerpark Drive, Warwick, Warwickshire CV34 5EB | CV34 5EB | CV34 5 | 25/08/2020 | 232,500 | 248,565 | N | Terraced | | 2 to 3 | 75 | 3,100 | 3,314 | Freehold | | |
| 6, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 12/08/2021 | 321,500 | 322,484 | N | Terraced | | 3 | 84 | 3,847 | 3,858 | Freehold | | |
| 63, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 29/03/2021 | 295,000 | 300,310 | N | Terraced | | 2 to 3 | 79 | 3,734 | 3,801 | Freehold | | |
| 69, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 06/11/2020 | 280,000 | 290,457 | N | Terraced | | 3 to 4 | 78 | 3,590 | 3,724 | Freehold | | |
| 7, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 10/03/2021 | 275,000 | 279,950 | N | Terraced | | 2 to 3 | 79 | 3,481 | 3,544 | Freehold | | |
| 57, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 17/03/2021 | 248,000 | 252,464 | N | Terraced | | 2 to 3 | 73 | 3,397 | 3,458 | Freehold | | |
| 115, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 11/09/2020 | 295,000 | 312,648 | N | Terraced | | 2 to 3 | 71 | 4,155 | 4,403 | Freehold | | |
| 50, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 17/07/2020 | 265,000 | 285,914 | N | Terraced | | 3 | 86 | 3,081 | 3,325 | Freehold | | |
| 72, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 17/01/2020 | 272,200 | 297,303 | N | Terraced | | 3 | 91 | 2,997 | 3,274 | Freehold | | |
| 70, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 30/01/2020 | 200,000 | 218,444 | N | Terraced | | 3 | 72 | 2,778 | 3,034 | Freehold | | |
| 9, Landor Road, Warwick, Warwickshire CV34 5DU | CV34 5DU | CV34 5 | 07/02/2020 | 266,000 | 288,330 | N | Terraced | | 2 to 3 | 66 | 4,030 | 4,369 | Freehold | | |
| 5, Landor Road, Warwick, Warwickshire CV34 5DU | CV34 5DU | CV34 5 | 01/04/2021 | 279,500 | 285,170 | N | Terraced | | 3 | 73 | 3,829 | 3,906 | Freehold | | |
| 175, Cape Road, Warwick, Warwickshire CV34 5DT | CV34 5DT | CV34 5 | 21/06/2021 | 395,000 | 395,745 | N | Terraced | | | 133 | 2,970 | 2,976 | Freehold | | |
| 24, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 20/05/2021 | 305,000 | 317,782 | N | Semi-detached | | 3 | 90 | 3,389 | 3,531 | Freehold | | |
| 6, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 21/08/2020 | 305,000 | 326,074 | N | Terraced | | 3 | 101 | 3,020 | 3,228 | Freehold | | |
| Flat 2, 1, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 07/05/2021 | 152,500 | 153,333 | N | Flat | | 1 | 51 | 2,990 | 3,007 | Leasehold | | |
| 12, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 12/03/2020 | 215,000 | 241,026 | N | Detached | | | 52 | 4,135 | 4,635 | Freehold | | |
| 22a, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 24/04/2020 | 187,000 | 194,587 | N | Terraced | | 2 | 58 | 3,224 | 3,355 | Freehold | | |
| 57, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 15/01/2021 | 290,000 | 302,629 | N | Semi-detached | | 3 | 95 | 3,053 | 3,186 | Freehold | | |
| 15, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 27/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 to 4 | 108 | 2,778 | 2,824 | Freehold | | |
| Flat 3, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 27/02/2020 | 115,000 | 118,819 | N | Flat | | 1 | 31 | 3,710 | 3,833 | Leasehold | | |
| Flat 5, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 12/02/2021 | 123,000 | 122,700 | N | Flat | | 1 | 34 | 3,618 | 3,609 | Leasehold | | |
| Flat 15, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 05/11/2020 | 113,500 | 115,029 | N | Flat | | 1 | 32 | 3,547 | 3,595 | Leasehold | | |
| Flat 9, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 15/06/2020 | 105,000 | 106,843 | N | Flat | | 1 | 32 | 3,281 | 3,339 | Leasehold | | |
| 147, Cape Road, Warwick, Warwickshire CV34 5DJ | CV34 5DJ | CV34 5 | 09/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 70 | 3,214 | 3,279 | Freehold | | |
| 71, Deansway, Warwick, Warwickshire CV34 5DF | CV34 5DF | CV34 5 | 04/05/2021 | 230,000 | 239,639 | N | Semi-detached | | 2 to 3 | 80 | 2,875 | 2,995 | Freehold | | |
| 78, Deansway, Warwick, Warwickshire CV34 5DE | CV34 5DE | CV34 5 | 16/08/2021 | 270,000 | 270,826 | N | Terraced | | 2 to 3 | 84 | 3,214 | 3,224 | Freehold | | |
| 6a, Kites Close, Warwick, Warwickshire CV34 5DD | CV34 5DD | CV34 5 | 04/03/2021 | 235,000 | 245,924 | N | Semi-detached | | 2 | 48 | 4,896 | 5,123 | Freehold | | |
| 8, Kites Close, Warwick, Warwickshire CV34 5DD | CV34 5DD | CV34 5 | 29/01/2021 | 335,000 | 349,589 | N | Semi-detached | | 3 | 101 | 3,317 | 3,461 | Freehold | | |
| 4, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 02/04/2020 | 315,000 | 327,780 | N | Terraced | | 3 to 4 | 67 | 4,701 | 4,892 | Freehold | | |
| 8, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 27/11/2020 | 329,000 | 341,287 | N | Terraced | | 2 to 3 | 87 | 3,782 | 3,923 | Freehold | | |
| 2, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 06/01/2021 | 310,000 | 313,669 | N | Terraced | | 2 to 3 | 89 | 3,481 | 3,522 | Freehold | | |
| 39, Lakin Road, Warwick, Warwickshire CV34 5BU | CV34 5BU | CV34 5 | 31/08/2021 | 331,550 | 332,565 | N | Terraced | | 3 | 85 | 3,901 | 3,913 | Freehold | | |
| 63, Lakin Road, Warwick, Warwickshire CV34 5BU | CV34 5BU | CV34 5 | 23/06/2021 | 219,000 | 219,413 | N | Terraced | | 2 to 3 | 80 | 2,738 | 2,743 | Freehold | | |
| 52, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 13/08/2020 | 275,000 | 294,002 | N | Terraced | | 3 | 88 | 3,125 | 3,341 | Freehold | | |
| 43, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 16/04/2020 | 326,500 | 339,746 | N | Terraced | | 3 to 4 | 103 | 3,170 | 3,299 | Freehold | | |
| 1, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 06/11/2020 | 275,000 | 285,270 | N | Terraced | | 3 | 92 | 2,989</ | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 4, Woodville Road, Warwick, Warwickshire CV34 5BS | CV34 5BS | CV34 5 | 09/03/2021 | 315,000 | 320,670 | N | Terraced | | 3 | 82 | 3,841 | 3,911 | Freehold | | |
| 31, Green Lane, Warwick, Warwickshire CV34 5BP | CV34 5BP | CV34 5 | 16/02/2021 | 316,000 | 329,554 | N | Semi-detached | | 3 | 95 | 3,326 | 3,469 | Freehold | | |
| 27, Green Lane, Warwick, Warwickshire CV34 5BP | CV34 5BP | CV34 5 | 28/02/2020 | 275,000 | 298,086 | N | Terraced | | 3 | 90 | 3,056 | 3,312 | Freehold | | |
| 5, Vine Mews, Warwick, Warwickshire CV34 5BE | CV34 5BE | CV34 5 | 15/01/2021 | 230,000 | 232,722 | N | Terraced | | | 55 | 4,182 | 4,231 | Freehold | | |
| 6, Vine Mews, Warwick, Warwickshire CV34 5BE | CV34 5BE | CV34 5 | 28/05/2021 | 212,000 | 215,499 | N | Terraced | | | 55 | 3,855 | 3,918 | Freehold | | |
| 10, Vine Lane, Warwick, Warwickshire CV34 5BD | CV34 5BD | CV34 5 | 31/01/2020 | 263,500 | 287,800 | N | Terraced | | 2 to 3 | 78 | 3,378 | 3,690 | Freehold | | |
| 16, Vine Lane, Warwick, Warwickshire CV34 5BD | CV34 5BD | CV34 5 | 13/03/2020 | 260,000 | 283,541 | N | Semi-detached | | 2 to 3 | 89 | 2,921 | 3,186 | Freehold | | |
| 95, Wathen Road, Warwick, Warwickshire CV34 5BB | CV34 5BB | CV34 5 | 11/11/2020 | 200,000 | 207,469 | N | Terraced | | 2 | 58 | 3,448 | 3,577 | Freehold | | |
| 74, Wathen Road, Warwick, Warwickshire CV34 5BB | CV34 5BB | CV34 5 | 16/06/2021 | 223,500 | 223,921 | N | Terraced | | 2 to 3 | 72 | 3,104 | 3,110 | Freehold | | |
| 26, Wathen Road, Warwick, Warwickshire CV34 5BA | CV34 5BA | CV34 5 | 24/09/2021 | 220,000 | 220,141 | N | Terraced | | 2 | 60 | 3,667 | 3,669 | Freehold | | |
| 2, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 02/07/2021 | 180,000 | 182,753 | N | Flat | | 2 | 60 | 3,000 | 3,046 | Leasehold | | |
| 32, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 01/04/2021 | 172,500 | 174,132 | N | Flat | | 2 | 60 | 2,875 | 2,902 | Leasehold | | |
| 30, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 24/09/2020 | 167,000 | 171,764 | N | Flat | | 2 | 60 | 2,783 | 2,863 | Leasehold | | |
| 51, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 05/06/2020 | 198,000 | 201,476 | N | Flat | | 2 | 64 | 3,094 | 3,148 | Leasehold | | |
| 47, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 19/03/2020 | 178,000 | 181,302 | N | Flat | | 2 | 59 | 3,017 | 3,073 | Leasehold | | |
| 30, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 13/03/2020 | 188,000 | 191,488 | N | Flat | | 3 | 66 | 2,848 | 2,901 | Leasehold | | |
| 35, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 26/06/2020 | 178,000 | 181,125 | N | Flat | | 2 | 65 | 2,738 | 2,787 | Leasehold | | |
| 42, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 26/03/2021 | 192,500 | 193,882 | N | Flat | | 2 | 70 | 2,750 | 2,770 | Leasehold | | |
| 3, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 23/04/2020 | 180,000 | 180,122 | N | Flat | | 2 | 75 | 2,400 | 2,402 | Leasehold | | |
| 5, Gribble Drive, Warwick, Warwickshire CV34 5AS | CV34 5AS | CV34 5 | 30/04/2021 | 272,000 | 285,276 | N | Semi-detached | | | 62 | 4,387 | 4,601 | Freehold | | |
| 35, Haywood Road, Warwick, Warwickshire CV34 5AJ | CV34 5AJ | CV34 5 | 30/06/2021 | 262,000 | 269,885 | N | Semi-detached | | | 62 | 4,226 | 4,353 | Freehold | | |
| 1, Haywood Road, Warwick, Warwickshire CV34 5AJ | CV34 5AJ | CV34 5 | 19/03/2021 | 465,000 | 496,963 | N | Detached | | | 125 | 3,720 | 3,976 | Freehold | | |
| 42, Millers Road, Warwick, Warwickshire CV34 5AD | CV34 5AD | CV34 5 | 30/04/2021 | 197,000 | 200,996 | N | Terraced | | 2 | 68 | 2,897 | 2,956 | Freehold | | |
| 76a, Cape Road, Warwick, Warwickshire CV34 5AB | CV34 5AB | CV34 5 | 28/05/2021 | 300,000 | 312,573 | N | Semi-detached | | | 74 | 4,057 | 4,227 | Freehold | | |
| 76, Cape Road, Warwick, Warwickshire CV34 5AB | CV34 5AB | CV34 5 | 27/07/2020 | 257,500 | 283,717 | N | Semi-detached | | 3 | 69 | 3,732 | 4,112 | Freehold | | |
| 71, Cape Road, Warwick, Warwickshire CV34 5AA | CV34 5AA | CV34 5 | 23/10/2020 | 352,000 | 390,111 | N | Detached | | 2 to 3 | 90 | 3,911 | 4,335 | Freehold | | |
| 54, Cape Road, Warwick, Warwickshire CV34 5AA | CV34 5AA | CV34 5 | 30/11/2020 | 300,000 | 311,204 | N | Terraced | | 3 | 94 | 3,191 | 3,311 | Freehold | | |
| | | CV34 5 Average | | | | | | | | | | 3,689 | | | |
| Flat 14, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 27/07/2021 | 150,000 | 152,294 | N | Flat | | 2 | 58 | 2,586 | 2,626 | Leasehold | | |
| Flat 9, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 19/08/2020 | 106,000 | 109,530 | N | Flat | | 1 | 43 | 2,465 | 2,547 | Leasehold | | |
| Flat 32, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 22/07/2020 | 145,000 | 149,861 | N | Flat | | 2 | 64 | 2,266 | 2,342 | Leasehold | | |
| 30, Spring Pool, Warwick, Warwickshire CV34 4UR | CV34 4UR | CV34 4 | 25/08/2020 | 164,000 | 169,462 | N | Flat | | 2 | 56 | 2,929 | 3,026 | Leasehold | | |
| 27, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 08/01/2021 | 115,000 | 114,159 | N | Flat | | 1 | 24 | 4,792 | 4,757 | Leasehold | | |
| 103, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 06/08/2021 | 220,000 | 220,673 | N | Terraced | | 2 | 60 | 3,667 | 3,678 | Freehold | | |
| 49, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 29/04/2021 | 120,000 | 121,135 | N | Flat | | 1 | 41 | 2,927 | 2,955 | Leasehold | | |
| 8, Greville House, Yeomanry Close, Warwick, Warwickshire CV34 4UJ | CV34 4UJ | CV34 4 | 24/08/2020 | 205,000 | 211,828 | N | Flat | | 2 | 67 | 3,060 | 3,162 | Leasehold | | |
| 6, Eyffler Close, Warwick, Warwickshire CV34 4UG | CV34 4UG | CV34 4 | 07/05/2021 | 220,000 | 223,631 | N | Terraced | | 2 | 56 | 3,929 | 3,993 | Freehold | | |
| 78, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 16/12/2020 | 175,000 | 178,872 | N | Terraced | | 1 | 38 | 4,605 | 4,707 | Leasehold | | |
| 59, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 27/01/2020 | 176,150 | 192,395 | N | Terraced | | 2 | 54 | 3,262 | 3,563 | Freehold | | |
| 50, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 29/06/2021 | 162,500 | 161,748 | N | Flat | | 2 | 52 | 3,125 | 3,111 | Leasehold | | |
| 27, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 09/04/2021 | 98,000 | 98,927 | N | Flat | | 1 | 24 | 4,083 | 4,122 | Leasehold | | |
| 3, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 16/07/2021 | 185,000 | 189,482 | N | Terraced | | 2 | 52 | 3,558 | 3,644 | Freehold | | |
| 15, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 19/02/2021 | 155,000 | 154,622 | N | Flat | | 2 | 47 | 3,298 | 3,290 | Leasehold | | |
| 31, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 18/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 45 | 5,556 | 5,656 | Freehold | | |
| 41, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 24/02/2020 | 235,000 | 254,728 | N | Terraced | | 2 | 58 | 4,052 | 4,392 | Freehold | | |
| 70, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 22/06/2021 | 250,000 | 250,471 | N | Terraced | | 2 | 60 | 4,167 | 4,175 | Freehold | | |
| 43, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 19/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 to 3 | 69 | 3,672 | 3,718 | Freehold | | |
| 21, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 29/09/2021 | 270,000 | 270,173 | N | Terraced | | 3 | 73 | 3,699 | 3,701 | Freehold | | |
| 20, Wavytree Close, Warwick, Warwickshire CV34 4UA | CV34 4UA | CV34 4 | 26/08/2020 | 225,000 | 240,547 | N | Terraced | | 2 | 49 | 4,592 | 4,909 | Freehold | | |
| 78, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 22/03/2021 | 235,500 | 237,190 | N | Flat | | 2 | 69 | 3,413 | 3,438 | Leasehold | | |
| 28, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 15/01/2021 | 185,000 | 183,647 | N | Flat | | 2 | 69 | 2,681 | 2,662 | Leasehold | | |
| 29, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 19/06/2020 | 200,250 | 203,765 | N | Flat | | 2 to 3 | 83 | 2,413 | 2,455 | Leasehold | | |
| 27, Romani Close, Warwick, Warwickshire CV34 4TY | CV34 4TY | CV34 4 | 28/05/2021 | 152,000 | 152,831 | N | Flat | | 1 | 51 | 2,980 | 2,997 | Leasehold | | |
| 21, Romani Close, Warwick, Warwickshire CV34 4TY | CV34 4TY | CV34 4 | 01/07/2020 | 142,500 | 147,277 | N | Flat | | 1 | 52 | 2,740 | 2,832 | Leasehold | | |
| 11, Victoria Mews, Warwick, Warwickshire CV34 4TE | CV34 4TE | CV34 4 | 29/04/2021 | 170,000 | 171,609 | N | Flat | | 2 | 67 | 2,537 | 2,561 | Leasehold | | |
| 14, Saltisford, Warwick, Warwickshire CV34 4TA | CV34 4TA | CV34 4 | 07/04/2021 | 390,000 | 416,738 | N | Detached | | 3 | 91 | 4,286 | 4,580 | Freehold | | |
| 8, Saltisford, Warwick, Warwickshire CV34 4TA | CV34 4TA | CV34 4 | 16/03/2021 | 333,500 | 339,503 | N | Terraced | | 3 | 99 | 3,369 | 3,429 | Freehold | | |
| 56, Mercia Way, Warwick, Warwickshire CV34 4QB | CV34 4QB | CV34 4 | 08/12/2020 | 262,000 | 276,708 | N | Semi-detached | | 2 to 3 | 89 | 2,944 | 3,109 | Freehold | | |
| 1, Frances Avenue, Warwick, Warwickshire CV34 4QA | CV34 4QA | CV34 4 | 06/08/2020 | 310,000 | 339,751 | N | Semi-detached | | 3 | 106 | 2,925 | 3,205 | Freehold | | |
| 11, Frances Avenue, Warwick, Warwickshire CV34 4QA | CV34 4QA | CV34 4 | 02/06/2021 | 280,000 | 288,426 | N | Semi-detached | | 3 | 97 | 2,887 | 2,973 | Freehold | | |
| 41, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 10/02/2021 | 290,500 | 294,155 | N | Terraced | | 2 | 76 | 3,822 | 3,870 | Freehold | | |
| 45, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 01/10/2020 | 265,000 | 278,796 | N | Terraced | | 2 to 3 | 80 | 3,313 | 3,485 | Freehold | | |
| 73, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 25/11/2020 | 275,500 | 285,789 | N | Terraced | | 3 to 4 | 87 | 3,167 | 3,285 | Freehold | | |
| 53, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 08/04/2021 | 256,500 | 261,703 | N | Terraced | | 2 to 3 | 84 | 3,054 | 3,116 | Freehold | | |
| 77, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 18/09/2020 | 257,500 | 272,904 | N | Terraced | | 2 to 3 | 89 | 2,893 | 3,066 | Freehold | | |
| 19, Maynard Avenue, Warwick, Warwickshire CV34 4PU | CV34 4PU | CV34 4 | 07/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 | 94 | 3,404 | 3,797 | Freehold | | |
| 4, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 29/06/2020 | 295,000 | 311,474 | N | Terraced | | 2 | 82 | 3,598 | 3,798 | Freehold | | |
| 15, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 04/03/2021 | 243,000 | 247,374 | N | Terraced | | 2 | 73 | 3,329 | 3,389 | Freehold | | |
| 14, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 25/09/2020 | 245,000 | 259,657 | N | Terraced | | 3 | 81 | 3,025 | 3,206 | Freehold | | |
| 26, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 09/09/2021 | 237,500 | 237,653 | N | Terraced | | 2 to 3 | 75 | 3,167 | 3,169 | Freehold | | |
| 17, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 06/11/2020 | 205,000 | 212,656 | N | Terraced | | 3 | 72 | 2,847 | 2,954 | Freehold | | |
| 24, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 09/08/2021 | 291,000 | 299,377 | N | Detached | | 3 | 78 | 3,731 | 3,838 | Freehold | | |
| 22, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 04/09/2020 | 232,500 | 246,409 | N | Terraced | | 3 | 79 | 2,949 | 3,125 | Freehold | | |
| Flat 2, 5, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 28/08/2020 | 157,500 | 162,746 | N | Flat | | 1 | 60 | 2,625 | 2,712 | Leasehold | | |
| 8, Ilex Court, Warwick, Warwickshire CV34 4PJ | CV34 4PJ | CV34 4 | 20/11/2020 | 275,000 | 285,270 | N | Terraced | | 2 to 3 | 80 | 3,438 | 3,566 | Freehold | | |
| 13, Emscote Road, Warwick, Warwickshire CV34 4PH | CV34 4PH | CV34 4 | 09/10/2020 | 850,000 | 894,250 | N | Terraced | | | 203 | 4,187 | 4,405 | Freehold | | |
| 3, Emscote Road, Warwick, Warwickshire CV34 4PH | CV34 4PH | CV34 4 | 18/06/2021 | 925,000 | 926,744 | N | Terraced | | | 253 | 3,656 | 3,663 | Freehold | | |
| 19, Beaurevoir Way, Warwick, Warwickshire CV34 4NY | CV34 4NY | CV34 4 | 25/09/2020 | 350,000 | 380,324 | N | Semi-detached | | 3 | 95 | 3,684 | 4,003 | Freehold | | |
| Flat 10, 22, Coten End, Warwick, Warwickshire CV34 4NS | CV34 4NS | CV34 4 | 28/05/2021 | 132,500 | 133,224 | N | Flat | | 1 | 45 | 2,944 | 2,961 | Leasehold | | |
| 27, Campriano Drive, Warwick, Warwickshire CV34 4NQ | CV34 4NQ | CV34 4 | 17/07/2020 | 315,000 | 339,860 | N | Terraced | | 2 | 83 | 3,795 | 4,095 | Freehold | | |
| 2, Campriano Drive, Warwick, Warwickshire CV34 4NQ | CV34 4NQ | CV34 4 | 07/06/2021 | 405,000 | 405,763 | N | Terraced | | 3 | 100 | 4,050 | 4,058 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 34, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 06/01/2021 | 832,500 | 842,354 | N | Terraced | | | 249 | 3,343 | 3,383 | Freehold | | |
| Flat 14, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 16/03/2020 | 163,750 | 166,788 | N | Flat | | 2 | 57 | 2,873 | 2,926 | Leasehold | | |
| Flat 14a, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 14/08/2020 | 157,000 | 162,229 | N | Flat | | 2 | 57 | 2,754 | 2,846 | Leasehold | | |
| Flat 20, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 09/04/2021 | 144,000 | 145,363 | N | Flat | | 2 | 53 | 2,717 | 2,743 | Leasehold | | |
| 6a, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 29/05/2020 | 160,000 | 162,295 | N | Flat | | 2 | 63 | 2,540 | 2,576 | Leasehold | | |
| 69, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 21/12/2020 | 150,000 | 150,228 | N | Flat | | 1 | 39 | 3,846 | 3,852 | Leasehold | | |
| 62, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 02/09/2020 | 152,000 | 156,337 | N | Flat | | 1 | 42 | 3,619 | 3,722 | Leasehold | | |
| 38, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 06/03/2020 | 180,000 | 183,339 | N | Flat | | 2 to 3 | 68 | 2,647 | 2,696 | Leasehold | | |
| 17, St Johns Court, Warwick, Warwickshire CV34 4NJ | CV34 4NJ | CV34 4 | 15/12/2020 | 155,000 | 155,236 | N | Flat | | 2 | 53 | 2,925 | 2,929 | Leasehold | | |
| 12, St Johns Court, Warwick, Warwickshire CV34 4NJ | CV34 4NJ | CV34 4 | 27/03/2020 | 148,000 | 150,746 | N | Flat | | 2 | 53 | 2,792 | 2,844 | Leasehold | | |
| 1, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 28/06/2021 | 400,000 | 400,754 | N | Terraced | | 3 | 100 | 4,000 | 4,008 | Freehold | | |
| 31, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 23/07/2021 | 265,000 | 271,420 | N | Terraced | | 2 | 82 | 3,232 | 3,310 | Freehold | | |
| 5, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 09/04/2021 | 462,000 | 471,372 | N | Terraced | | 3 to 4 | 145 | 3,186 | 3,251 | Freehold | | |
| 18, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 22/05/2020 | 252,500 | 266,896 | N | Terraced | | 2 | 83 | 3,042 | 3,216 | Freehold | | |
| 29, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 17/03/2020 | 252,500 | 269,655 | N | Terraced | | 2 | 85 | 2,986 | 3,189 | Freehold | | |
| 14, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 01/04/2020 | 255,000 | 265,345 | N | Terraced | | 2 | 87 | 2,948 | 3,068 | Freehold | | |
| 22, Priory Road, Warwick, Warwickshire CV34 4NA | CV34 4NA | CV34 4 | 06/08/2020 | 350,000 | 374,184 | N | Terraced | | 2 to 3 | 77 | 4,545 | 4,860 | Freehold | | |
| 30, Priory Road, Warwick, Warwickshire CV34 4NA | CV34 4NA | CV34 4 | 16/12/2020 | 350,000 | 357,744 | N | Terraced | | 3 | 88 | 3,977 | 4,065 | Freehold | | |
| Apartment 20, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 14/05/2021 | 184,000 | 185,005 | N | Flat | | 2 | 61 | 3,016 | 3,033 | Leasehold | | |
| Apartment 6, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 25/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 61 | 2,787 | 2,866 | Leasehold | | |
| Apartment 35, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 21/06/2021 | 145,000 | 144,329 | N | Flat | | 1 | 52 | 2,788 | 2,776 | Leasehold | | |
| 41, Guy Street, Warwick, Warwickshire CV34 4LW | CV34 4LW | CV34 4 | 06/03/2020 | 240,000 | 256,306 | N | Terraced | | 2 | 57 | 4,211 | 4,497 | Freehold | | |
| 64, Guy Street, Warwick, Warwickshire CV34 4LW | CV34 4LW | CV34 4 | 16/11/2020 | 221,000 | 229,254 | N | Terraced | | 2 to 3 | 61 | 3,623 | 3,758 | Freehold | | |
| 9, Broad Street, Warwick, Warwickshire CV34 4LT | CV34 4LT | CV34 4 | 14/01/2021 | 292,500 | 295,962 | N | Terraced | | 2 to 3 | 76 | 3,874 | 3,920 | Freehold | | |
| 32, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 20/11/2020 | 275,000 | 285,270 | N | Terraced | | 2 to 3 | 68 | 4,044 | 4,195 | Freehold | | |
| 45, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 22/04/2021 | 334,500 | 341,285 | N | Terraced | | 2 to 3 | 97 | 3,448 | 3,518 | Freehold | | |
| 21, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 12/03/2021 | 162,000 | 164,916 | N | Terraced | | 3 | 65 | 2,492 | 2,537 | Freehold | | |
| Apartment 7, Montgomery Court, Coventry Road, Warwick, Warwickshire CV34 4LQ | CV34 4LQ | CV34 4 | 02/06/2021 | 105,000 | 104,514 | N | Flat | | 1 | 39 | 2,692 | 2,680 | Leasehold | | |
| 9, Guys Cliffe Terrace, Warwick, Warwickshire CV34 4LP | CV34 4LP | CV34 4 | 10/09/2021 | 392,500 | 392,752 | N | Terraced | | 3 | 102 | 3,848 | 3,851 | Freehold | | |
| 19, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 19/10/2020 | 285,000 | 299,837 | N | Terraced | | 3 | 83 | 3,414 | 3,592 | Freehold | | |
| 11, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 14/12/2020 | 312,000 | 329,515 | N | Semi-detached | | 3 to 4 | 106 | 2,943 | 3,109 | Freehold | | |
| 27, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 23/04/2020 | 180,000 | 187,303 | N | Terraced | | 2 | 70 | 2,571 | 2,676 | Freehold | | |
| 40, Coventry Road, Warwick, Warwickshire CV34 4LJ | CV34 4LJ | CV34 4 | 22/06/2020 | 212,500 | 224,367 | N | Terraced | | 3 | 85 | 2,500 | 2,640 | Freehold | | |
| 12, The Paddocks, Warwick, Warwickshire CV34 4LH | CV34 4LH | CV34 4 | 21/08/2020 | 320,000 | 350,711 | N | Semi-detached | | 3 | 104 | 3,077 | 3,372 | Freehold | | |
| Apartment 3, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 19/08/2021 | 190,000 | 189,716 | N | Flat | | 2 to 3 | 50 | 3,800 | 3,794 | Leasehold | | |
| Apartment 15, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 07/05/2021 | 205,000 | 206,120 | N | Flat | | 2 | 57 | 3,596 | 3,616 | Leasehold | | |
| Apartment 22, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 30/10/2020 | 230,000 | 236,391 | N | Flat | | 2 | 87 | 2,644 | 2,717 | Leasehold | | |
| Apartment 24, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 22/09/2020 | 213,000 | 219,077 | N | Flat | | 2 | 87 | 2,448 | 2,518 | Leasehold | | |
| 17, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 30/06/2021 | 270,000 | 270,509 | N | Terraced | | 2 | 69 | 3,913 | 3,920 | Freehold | | |
| 12, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 19/03/2021 | 200,000 | 201,436 | N | Flat | | 2 | 64 | 3,125 | 3,147 | Leasehold | | |
| 14, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 11/05/2020 | 205,000 | 207,941 | N | Flat | | 2 | 66 | 3,101 | 3,146 | Leasehold | | |
| 15, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 17/12/2020 | 190,000 | 190,289 | N | Flat | | 2 to 3 | 66 | 2,879 | 2,883 | Leasehold | | |
| 4, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 24/09/2020 | 190,000 | 195,421 | N | Flat | | 2 to 3 | 69 | 2,754 | 2,832 | Leasehold | | |
| 9, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 29/01/2021 | 181,000 | 179,677 | N | Flat | | 2 to 3 | 66 | 2,742 | 2,722 | Leasehold | | |
| 9, Priory Mews, Warwick, Warwickshire CV34 4LB | CV34 4LB | CV34 4 | 22/09/2020 | 395,000 | 418,630 | N | Terraced | | 3 | 103 | 3,835 | 4,064 | Freehold | | |
| 22, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 13/03/2020 | 170,000 | 173,154 | N | Flat | | 2 | 49 | 3,469 | 3,534 | Leasehold | | |
| 71, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 19/06/2020 | 154,500 | 157,212 | N | Flat | | 1 | 55 | 2,809 | 2,858 | Leasehold | | |
| 34, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 19/02/2020 | 172,500 | 178,229 | N | Flat | | 2 | 73 | 2,363 | 2,441 | Leasehold | | |
| 71, Albert Street, Warwick, Warwickshire CV34 4JX | CV34 4JX | CV34 4 | 10/08/2020 | 268,000 | 293,720 | N | Semi-detached | | 2 to 3 | 78 | 3,436 | 3,766 | Freehold | | |
| 25, Albert Street, Warwick, Warwickshire CV34 4JX | CV34 4JX | CV34 4 | 19/01/2021 | 236,038 | 238,832 | N | Terraced | | 3 | 94 | 2,511 | 2,541 | Freehold | | |
| 39, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 14/12/2020 | 351,000 | 358,766 | N | Terraced | | 2 to 3 | 104 | 3,375 | 3,450 | Freehold | | |
| 13, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 26/06/2020 | 348,000 | 367,434 | N | Terraced | | 3 | 114 | 3,053 | 3,223 | Freehold | | |
| 27, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 27/07/2020 | 282,000 | 304,256 | N | Terraced | | 3 to 4 | 106 | 2,660 | 2,870 | Freehold | | |
| 3, Brooke Mews, Warwick, Warwickshire CV34 4JR | CV34 4JR | CV34 4 | 09/01/2020 | 315,000 | 362,336 | N | Detached | | | 116 | 2,716 | 3,124 | Freehold | | |
| 6, Brooke Mews, Warwick, Warwickshire CV34 4JR | CV34 4JR | CV34 4 | 26/02/2021 | 270,000 | 287,999 | N | Detached | | 2 to 3 | 107 | 2,523 | 2,692 | Freehold | | |
| 11, Cape Road, Warwick, Warwickshire CV34 4JP | CV34 4JP | CV34 4 | 28/06/2021 | 725,000 | 726,367 | N | Terraced | | | 181 | 4,006 | 4,013 | Freehold | | |
| 15, Cape Road, Warwick, Warwickshire CV34 4JP | CV34 4JP | CV34 4 | 14/12/2020 | 525,000 | 536,616 | N | Terraced | | 3 to 4 | 161 | 3,261 | 3,333 | Freehold | | |
| 12, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 07/01/2020 | 188,000 | 195,112 | N | Flat | | 2 | 59 | 3,186 | 3,307 | Leasehold | | |
| 16, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 11/12/2020 | 180,000 | 180,274 | N | Flat | | 2 to 3 | 59 | 3,051 | 3,055 | Leasehold | | |
| 17, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 09/11/2020 | 176,000 | 178,371 | N | Flat | | 2 | 61 | 2,885 | 2,924 | Leasehold | | |
| 9, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 24/04/2020 | 175,000 | 175,119 | N | Flat | | 2 | 61 | 2,869 | 2,871 | Leasehold | | |
| 54, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD | CV34 4JD | CV34 4 | 30/10/2020 | 375,000 | 385,420 | N | Flat | | 2 to 3 | 87 | 4,310 | 4,430 | Leasehold | | |
| Flat 5, Fairfax Court, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD | CV34 4JD | CV34 4 | 23/07/2021 | 240,000 | 243,670 | N | Flat | | 2 | 69 | 3,478 | 3,531 | Leasehold | | |
| 3 Goodway Court, Gerrard Street, Warwick, Warwickshire CV34 4HD | CV34 4HD | CV34 4 | 13/08/2021 | 286,000 | 286,875 | N | Terraced | | 2 to 3 | 63 | 4,540 | 4,554 | Freehold | | |
| 24, Mill Street, Warwick, Warwickshire CV34 4HB | CV34 4HB | CV34 4 | 22/09/2020 | 515,000 | 545,809 | N | Terraced | | 3 to 4 | 126 | 4,087 | 4,332 | Freehold | | |
| 30, Neville Court, Warwick, Warwickshire CV34 4EZ | CV34 4EZ | CV34 4 | 12/03/2021 | 435,000 | 438,122 | N | Flat | | 3 to 4 | 137 | 3,175 | 3,198 | Leasehold | | |
| 43, Cocksparrow Street, Warwick, Warwickshire CV34 4ED | CV34 4ED | CV34 4 | 27/01/2021 | 487,500 | 493,270 | N | Terraced | | 3 | 106 | 4,599 | 4,653 | Freehold | | |
| 2, Castle Court, Castle Lane, Warwick, Warwickshire CV34 4EB | CV34 4EB | CV34 4 | 13/08/2020 | 440,000 | 470,402 | N | Terraced | | 3 | 123 | 3,577 | 3,824 | Freehold | | |
| 2, Theatre Court, Warwick, Warwickshire CV34 4DY | CV34 4DY | CV34 4 | 10/07/2020 | 250,000 | 269,730 | N | Terraced | | 3 | 82 | 3,049 | 3,289 | Freehold | | |
| 1, Theatre Court, Warwick, Warwickshire CV34 4DY | CV34 4DY | CV34 4 | 20/11/2020 | 220,000 | 228,216 | N | Terraced | | 2 to 3 | 73 | 3,003 | 3,115 | Freehold | | |
| 1, St Pauls Terrace, Warwick, Warwickshire CV34 4DX | CV34 4DX | CV34 4 | 27/01/2020 | 225,000 | 245,750 | N | Terraced | | 2 to 3 | 62 | 3,617 | 3,950 | Freehold | | |
| 7, Lammas Court, Linen Street, Warwick, Warwickshire CV34 4DT | CV34 4DT | CV34 4 | 09/10/2020 | 150,000 | 154,168 | N | Flat | | 2 | 55 | 2,727 | 2,803 | Leasehold | | |
| 69, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 11/06/2020 | 475,000 | 525,826 | N | Detached | | 3 | 87 | 5,460 | 6,044 | Freehold | | |
| 8, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 08/04/2021 | 250,000 | 267,140 | N | Detached | | 2 | 53 | 4,717 | 5,040 | Freehold | | |
| 19, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 26/03/2021 | 222,000 | 225,996 | N | Terraced | | 2 to 3 | 57 | 3,895 | 3,965 | Freehold | | |
| 12, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 11/09/2020 | 400,000 | 446,888 | N | Detached | | 3 to 4 | 114 | 3,509 | 3,920 | Freehold | | |
| Apartment 7, Knights Court, Linen Street, Warwick, Warwickshire CV34 4DJ | CV34 4DJ | CV34 4 | 31/07/2020 | 223,000 | 230,476 | N | Flat | | 2 | 72 | 3,097 | 3,201 | Leasehold | | |
| 21, Castle Close, Warwick, Warwickshire CV34 4DB | CV34 4DB | CV34 4 | 30/03/2020 | 599,950 | 672,576 | N | Detached | | | 131 | 4,580 | 5,134 | Freehold | | |
| 8, Back Lane, Warwick, Warwickshire CV34 4BZ | CV34 4BZ | CV34 4 | 19/03/2021 | 350,500 | 356,809 | N | Terraced | | 3 to 4 | 129 | 2,717 | 2,766 | Freehold | | |
| 8, Castle Lane, Warwick, Warwickshire CV34 4BU | CV34 4BU | CV34 4 | 19/06/2020 | 295,000 | 311,474 | N | Terraced | | 2 | 78 | 3,782 | 3,993 | Freehold | | |
| Castle Lane House, Castle Lane, Warwick, Warwickshire CV34 4BT | CV34 4BT | CV34 4 | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 9, Brook Street, Warwick, Warwickshire CV34 4BL | CV34 4BL | CV34 4 | 07/05/2020 | 228,000 | 231,271 | N | Flat | | 3 | 78 | 2,923 | 2,965 | Leasehold | | |
| Flat 5, Swan Court, 2, Swan Street, Warwick, Warwickshire CV34 4BJ | CV34 4BJ | CV34 4 | 30/09/2021 | 318,000 | 315,965 | N | Flat | | | 91 | 3,495 | 3,472 | Leasehold | | |
| Flat C, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 28/05/2021 | 248,750 | 250,109 | N | Flat | | 2 | 74 | 3,343 | 3,362 | Leasehold | | |
| Flat B, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 06/08/2020 | 225,000 | 232,494 | N | Flat | | 2 | 74 | 3,024 | 3,125 | Leasehold | | |
| Flat D, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 10/07/2020 | 190,000 | 196,370 | N | Flat | | 2 | 74 | 2,554 | 2,639 | Leasehold | | |
| 4, Church Street, Warwick, Warwickshire CV34 4AB | CV34 4AB | CV34 4 | 30/06/2021 | 730,000 | 731,376 | N | Terraced | | | 168 | 4,345 | 4,353 | Freehold | | |
| Flat E, 2, Church Street, Warwick, Warwickshire CV34 4AB | CV34 4AB | CV34 4 | 27/11/2020 | 190,000 | 192,560 | N | Flat | | 1 | 60 | 3,167 | 3,209 | Leasehold | | |
| | | CV34 4 Average | | | | | | | | | | 3,458 | | | |
| 5, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 05/08/2020 | 469,950 | 532,295 | Y | Detached | | | 122 | 3,852 | 4,363 | Freehold | | |
| 1, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 26/03/2020 | 285,950 | 311,840 | Y | Semi-detached | | | 73 | 3,917 | 4,272 | Freehold | | |
| 7, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 29/07/2020 | 464,950 | 529,495 | Y | Detached | | | 127 | 3,661 | 4,169 | Freehold | | |
| 3, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 30/03/2020 | 288,500 | 314,621 | Y | Semi-detached | | | 76 | 3,796 | 4,140 | Freehold | | |
| 2, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 25/01/2021 | 404,950 | 432,853 | Y | Detached | | | 106 | 3,820 | 4,084 | Freehold | | |
| 43, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 31/03/2020 | 332,950 | 363,096 | Y | Semi-detached | | | 83 | 4,011 | 4,375 | Freehold | | |
| 45, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 30/03/2020 | 319,950 | 348,919 | Y | Semi-detached | | | 83 | 3,855 | 4,204 | Freehold | | |
| 19, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 07/04/2020 | 379,950 | 404,190 | Y | Semi-detached | | | 98 | 3,877 | 4,124 | Freehold | | |
| 1, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 17/11/2020 | 460,000 | 503,990 | N | Detached | | | 127 | 3,622 | 3,968 | Freehold | | |
| 2, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 03/02/2020 | 319,950 | 354,529 | Y | Semi-detached | | | 83 | 3,855 | 4,271 | Freehold | | |
| 4, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 03/02/2020 | 319,950 | 354,529 | Y | Semi-detached | | | 83 | 3,855 | 4,271 | Freehold | | |
| 20, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 04/09/2020 | 464,950 | 519,452 | Y | Detached | | | 122 | 3,811 | 4,258 | Freehold | | |
| 12, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 10/06/2020 | 285,950 | 308,004 | Y | Semi-detached | | | 73 | 3,917 | 4,219 | Freehold | | |
| 14, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 05/06/2020 | 288,500 | 310,751 | Y | Semi-detached | | | 76 | 3,796 | 4,089 | Freehold | | |
| 18, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 18/09/2020 | 315,000 | 342,292 | Y | Semi-detached | | | 103 | 3,058 | 3,323 | Freehold | | |
| 7, Power Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WA | CV33 9WA | CV33 9 | 04/06/2021 | 375,000 | 386,285 | N | Semi-detached | | | 99 | 3,788 | 3,902 | Freehold | | |
| 11, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 17/07/2020 | 589,995 | 671,899 | Y | Detached | | | 153 | 3,856 | 4,392 | Freehold | | |
| 5, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 27/03/2020 | 404,995 | 454,021 | Y | Detached | | | 108 | 3,750 | 4,204 | Freehold | | |
| 7, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 31/07/2020 | 549,995 | 626,346 | Y | Detached | | | 152 | 3,618 | 4,121 | Freehold | | |
| 2, Rendell Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UX | CV33 9UX | CV33 9 | 20/11/2020 | 487,000 | 533,572 | Y | Detached | | | 144 | 3,382 | 3,705 | Freehold | | |
| 11, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW | CV33 9UW | CV33 9 | 24/08/2020 | 510,000 | 577,658 | Y | Detached | | | 149 | 3,423 | 3,877 | Freehold | | |
| 7, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW | CV33 9UW | CV33 9 | 17/12/2020 | 462,000 | 500,246 | Y | Detached | | | 134 | 3,448 | 3,733 | Freehold | | |
| 41, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 06/03/2020 | 240,000 | 256,306 | Y | Terraced | | | 63 | 3,810 | 4,068 | Freehold | | |
| 15, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 17/07/2020 | 190,000 | 196,370 | N | Flat | | | 49 | 3,878 | 4,008 | Freehold | | |
| 45, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 06/05/2020 | 274,000 | 294,966 | Y | Semi-detached | | | 76 | 3,605 | 3,881 | Freehold | | |
| 43, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 20/03/2020 | 272,000 | 290,480 | Y | Terraced | | | 76 | 3,579 | 3,822 | Freehold | | |
| 38, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 15/01/2021 | 450,000 | 481,007 | Y | Detached | | | 134 | 3,358 | 3,590 | Freehold | | |
| 11, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 28/05/2020 | 355,000 | 390,971 | Y | Detached | | | 91 | 3,901 | 4,296 | Freehold | | |
| 4, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 30/07/2020 | 280,000 | 308,507 | Y | Semi-detached | | | 76 | 3,684 | 4,059 | Freehold | | |
| 8, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 02/10/2020 | 460,000 | 509,805 | Y | Detached | | | 134 | 3,433 | 3,805 | Freehold | | |
| 10, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 06/11/2020 | 570,000 | 624,509 | Y | Detached | | | 174 | 3,276 | 3,589 | Freehold | | |
| 17, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 26/06/2020 | 350,000 | 376,994 | Y | Semi-detached | | | 106 | 3,302 | 3,557 | Freehold | | |
| 15, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 28/05/2020 | 350,000 | 376,781 | Y | Semi-detached | | | 106 | 3,302 | 3,555 | Freehold | | |
| 2, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 27/03/2020 | 185,000 | 188,432 | Y | Flat | | | 60 | 3,083 | 3,141 | Leasehold | | |
| 20, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 27/08/2020 | 342,000 | 387,371 | Y | Detached | | | 89 | 3,843 | 4,352 | Freehold | | |
| 25, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 15/12/2020 | 340,000 | 368,146 | Y | Detached | | | 89 | 3,820 | 4,136 | Freehold | | |
| 4, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 27/02/2020 | 282,000 | 312,478 | Y | Semi-detached | | | 76 | 3,711 | 4,112 | Freehold | | |
| 28, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 30/07/2020 | 400,000 | 455,529 | Y | Detached | | | 111 | 3,604 | 4,104 | Freehold | | |
| 24, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 31/07/2020 | 280,000 | 308,507 | Y | Semi-detached | | | 76 | 3,684 | 4,059 | Freehold | | |
| 22, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 24/08/2020 | 275,000 | 301,392 | Y | Semi-detached | | | 76 | 3,618 | 3,966 | Freehold | | |
| 33, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 15/12/2020 | 399,000 | 432,031 | Y | Detached | | | 111 | 3,595 | 3,892 | Freehold | | |
| 26, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 29/10/2020 | 464,000 | 514,238 | Y | Detached | | | 134 | 3,463 | 3,838 | Freehold | | |
| 1, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 17/12/2020 | 465,000 | 503,494 | Y | Detached | | | 134 | 3,470 | 3,757 | Freehold | | |
| 30, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 09/10/2020 | 437,000 | 484,314 | Y | Detached | | | 129 | 3,388 | 3,754 | Freehold | | |
| 31, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 11/12/2020 | 185,000 | 195,386 | Y | Semi-detached | | | 79 | 2,342 | 2,473 | Freehold | | |
| 21, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 24/01/2020 | 389,995 | 448,601 | Y | Detached | | | 99 | 3,939 | 4,531 | Freehold | | |
| 9, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 10/07/2020 | 589,995 | 671,899 | Y | Detached | | | 153 | 3,856 | 4,392 | Freehold | | |
| 14, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 21/02/2020 | 574,995 | 656,231 | Y | Detached | | | 153 | 3,758 | 4,289 | Freehold | | |
| 34, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 25/09/2020 | 542,995 | 606,645 | Y | Detached | | | 166 | 3,271 | 3,654 | Freehold | | |
| 19, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 27/03/2020 | 210,000 | 229,014 | Y | Semi-detached | | | 73 | 2,877 | 3,137 | Freehold | | |
| 1, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 31/07/2020 | 355,000 | 404,282 | Y | Detached | | | 92 | 3,859 | 4,394 | Freehold | | |
| 2, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 30/09/2020 | 355,000 | 396,613 | Y | Detached | | | 92 | 3,859 | 4,311 | Freehold | | |
| 9, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 27/08/2020 | 415,000 | 470,055 | Y | Detached | | | 110 | 3,773 | 4,273 | Freehold | | |
| 17, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 30/06/2020 | 415,000 | 459,406 | Y | Detached | | | 110 | 3,773 | 4,176 | Freehold | | |
| 10, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 27/08/2020 | 397,000 | 449,667 | Y | Detached | | | 111 | 3,577 | 4,051 | Freehold | | |
| 15, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 16/10/2020 | 487,000 | 539,728 | Y | Detached | | | 144 | 3,382 | 3,748 | Freehold | | |
| 3, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 185,000 | 195,331 | Y | Terraced | | | 79 | 2,342 | 2,473 | Freehold | | |
| 7, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 185,000 | 195,331 | Y | Terraced | | | 79 | 2,342 | 2,473 | Freehold | | |
| 5, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 150,000 | 158,377 | Y | Terraced | | | 66 | 2,273 | 2,400 | Freehold | | |
| 33, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 07/12/2020 | 300,000 | 316,841 | N | Semi-detached | | | 73 | 4,110 | 4,340 | Freehold | | |
| 1, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 26/02/2021 | 360,000 | 375,441 | N | Semi-detached | | | 91 | 3,956 | 4,126 | Freehold | | |
| 16, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 21/05/2021 | 245,000 | 249,043 | N | Terraced | | | 62 | 3,952 | 4,017 | Freehold | | |
| 22, Dunstall Crescent, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UD | CV33 9UD | CV33 9 | 27/11/2020 | 287,500 | 307,342 | N | Semi-detached | | 3 | 82 | 3,506 | 3,748 | Freehold | | |
| 4, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB | CV33 9UB | CV33 9 | 23/10/2020 | 242,500 | 262,043 | N | Semi-detached | | 2 | 61 | 3,975 | 4,296 | Freehold | | |
| 27, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB | CV33 9UB | CV33 9 | 21/08/2020 | 240,000 | 263,033 | N | Semi-detached | | 2 to 3 | 63 | 3,836 | 4,204 | Freehold | | |
| 19, King Edward Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SZ | CV33 9SZ | CV33 9 | 03/08/2020 | 410,000 | 464,392 | N | Detached | | | 98 | 4,184 | 4,739 | Freehold | | |
| 5, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 21/08/2020 | 264,999 | 290,431 | Y | Semi-detached | | | 60 | 4,417 | 4,841 | Freehold | | |
| 18, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 26/03/2020 | 404,950 | 453,971 | Y | Detached | | | 106 | 3,820 | 4,283 | Freehold | | |
| 32, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 25/09/2020 | 404,950 | 452,418 | Y | Detached | | | 106 | 3,820 | 4,268 | Freehold | | |
| 36, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 25/02/2021 | 362,000 | 386,132 | Y | Detached | | | 92 | 3,935 | 4,197 | Freehold | | |
| 24, Lionheart Avenue, Bishops T | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 33, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 29/04/2020 | 395,000 | 429,656 | Y | Detached | | | 111 | 3,559 | 3,871 | Freehold | | |
| 98, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 22/09/2020 | 290,000 | 307,349 | N | Terraced | | | 80 | 3,625 | 3,842 | Freehold | | |
| 32, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 14/05/2020 | 435,000 | 479,077 | N | Detached | | | 144 | 3,021 | 3,327 | Freehold | | |
| 52, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 30/07/2020 | 339,250 | 373,790 | N | Semi-detached | | | 83 | 4,087 | 4,503 | Freehold | | |
| 54, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 14/05/2021 | 320,000 | 333,411 | N | Semi-detached | | | 79 | 4,051 | 4,220 | Freehold | | |
| 14, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 16/03/2021 | 389,950 | 408,077 | N | Semi-detached | | | 120 | 3,250 | 3,401 | Freehold | | |
| 2, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 21/12/2020 | 551,000 | 596,614 | N | Detached | | | 140 | 3,936 | 4,262 | Freehold | | |
| 20, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 15/01/2021 | 315,000 | 328,718 | N | Semi-detached | | | 79 | 3,987 | 4,161 | Freehold | | |
| 24, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 30/09/2021 | 315,000 | 317,016 | N | Semi-detached | | | 79 | 3,987 | 4,013 | Freehold | | |
| 7, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS | CV33 9SS | CV33 9 | 05/03/2021 | 492,000 | 525,819 | N | Detached | | | 135 | 3,644 | 3,895 | Freehold | | |
| 10, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS | CV33 9SS | CV33 9 | 18/12/2020 | 405,000 | 438,527 | N | Detached | | | 119 | 3,403 | 3,685 | Freehold | | |
| 16, Overberry Orchard, Leamington Spa, Warwickshire CV33 9SJ | CV33 9SJ | CV33 9 | 31/07/2020 | 225,000 | 242,757 | N | Terraced | | 2 | 65 | 3,488 | 3,764 | Freehold | | |
| 8, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF | CV33 9SF | CV33 9 | 31/07/2020 | 230,000 | 248,152 | N | Terraced | | 3 | 80 | 2,875 | 3,102 | Freehold | | |
| 9, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF | CV33 9SF | CV33 9 | 05/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 | 72 | 2,986 | 3,098 | Freehold | | |
| 15, Millway Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SE | CV33 9SE | CV33 9 | 23/07/2021 | 290,000 | 297,026 | N | Terraced | | 2 to 3 | 87 | 3,333 | 3,414 | Freehold | | |
| 70, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RY | CV33 9RY | CV33 9 | 23/08/2021 | 292,875 | 293,771 | N | Terraced | | 3 | 112 | 2,615 | 2,623 | Freehold | | |
| 9, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 09/04/2020 | 200,000 | 212,759 | N | Semi-detached | | 2 to 3 | 61 | 3,279 | 3,488 | Freehold | | |
| 8, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 30/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 2 to 3 | 98 | 3,316 | 3,416 | Freehold | | |
| 10a, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 08/02/2021 | 315,000 | 318,964 | N | Terraced | | 3 | 97 | 3,247 | 3,288 | Freehold | | |
| 34, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RW | CV33 9RW | CV33 9 | 28/08/2020 | 350,000 | 383,590 | N | Semi-detached | | 3 to 4 | 111 | 3,153 | 3,456 | Freehold | | |
| 5, Hassall Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RU | CV33 9RU | CV33 9 | 21/08/2020 | 327,000 | 358,382 | N | Semi-detached | | | 135 | 2,422 | 2,655 | Freehold | | |
| 2, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS | CV33 9RS | CV33 9 | 19/08/2020 | 226,000 | 247,689 | N | Semi-detached | | 3 | 75 | 3,013 | 3,303 | Freehold | | |
| 37, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS | CV33 9RS | CV33 9 | 02/03/2021 | 243,000 | 247,374 | N | Terraced | | 3 | 95 | 2,558 | 2,604 | Freehold | | |
| 3, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RR | CV33 9RR | CV33 9 | 06/08/2020 | 275,000 | 301,392 | N | Semi-detached | | 3 | 82 | 3,354 | 3,676 | Freehold | | |
| 15, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ | CV33 9RJ | CV33 9 | 14/09/2020 | 310,000 | 336,859 | N | Semi-detached | | 2 | 67 | 4,627 | 5,028 | Freehold | | |
| 12, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ | CV33 9RJ | CV33 9 | 31/07/2020 | 355,000 | 391,143 | N | Semi-detached | | 3 to 4 | 118 | 3,008 | 3,315 | Freehold | | |
| 31, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 30/04/2021 | 238,000 | 249,617 | N | Semi-detached | | 2 | 59 | 4,034 | 4,231 | Freehold | | |
| 28, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 10/09/2021 | 228,000 | 229,459 | N | Semi-detached | | 2 | 61 | 3,738 | 3,762 | Freehold | | |
| 16, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 24/09/2021 | 326,000 | 328,086 | N | Semi-detached | | 3 | 93 | 3,505 | 3,528 | Freehold | | |
| 18, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 01/10/2020 | 275,000 | 297,162 | N | Semi-detached | | 3 | 85 | 3,235 | 3,496 | Freehold | | |
| 23, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 07/05/2021 | 317,000 | 330,285 | N | Semi-detached | | 3 to 4 | 102 | 3,108 | 3,238 | Freehold | | |
| 7, Argyle Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RG | CV33 9RG | CV33 9 | 11/06/2021 | 288,650 | 289,194 | N | Terraced | | 2 to 3 | 78 | 3,701 | 3,708 | Freehold | | |
| 61, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 27/03/2020 | 239,250 | 260,912 | N | Semi-detached | | 2 | 58 | 4,096 | 4,467 | Freehold | | |
| 59, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 15/01/2021 | 215,000 | 224,363 | N | Semi-detached | | 2 | 58 | 3,707 | 3,868 | Freehold | | |
| 77, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 07/05/2020 | 211,000 | 227,145 | N | Semi-detached | | 2 to 3 | 59 | 3,576 | 3,850 | Freehold | | |
| 44, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RE | CV33 9RE | CV33 9 | 13/02/2020 | 255,000 | 282,560 | N | Semi-detached | | 2 | 60 | 4,250 | 4,709 | Freehold | | |
| 29, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB | CV33 9RB | CV33 9 | 15/01/2021 | 318,000 | 331,849 | N | Semi-detached | | 3 to 4 | 94 | 3,383 | 3,530 | Freehold | | |
| 15, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB | CV33 9RB | CV33 9 | 05/06/2020 | 275,000 | 290,357 | N | Terraced | | 2 to 3 | 94 | 2,926 | 3,089 | Freehold | | |
| 59, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY | CV33 9QY | CV33 9 | 17/12/2020 | 325,000 | 343,245 | N | Semi-detached | | 2 to 3 | 95 | 3,421 | 3,613 | Freehold | | |
| 81, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY | CV33 9QY | CV33 9 | 27/03/2020 | 380,000 | 414,406 | N | Semi-detached | | 3 | 124 | 3,065 | 3,342 | Freehold | | |
| 6, Wychwood Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QU | CV33 9QU | CV33 9 | 08/01/2021 | 245,100 | 255,774 | N | Semi-detached | | 3 to 4 | 75 | 3,268 | 3,410 | Freehold | | |
| 30, Beale Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QT | CV33 9QT | CV33 9 | 27/07/2020 | 372,500 | 424,211 | N | Detached | | 3 | 81 | 4,599 | 5,237 | Freehold | | |
| 2, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 23/10/2020 | 370,000 | 399,818 | N | Semi-detached | | | 132 | 2,803 | 3,029 | Freehold | | |
| 3, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 02/09/2021 | 400,000 | 402,559 | N | Semi-detached | | 3 | 142 | 2,817 | 2,835 | Freehold | | |
| 6, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 27/03/2020 | 345,000 | 376,237 | N | Semi-detached | | 3 to 4 | 160 | 2,156 | 2,351 | Freehold | | |
| The Grove, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QE | CV33 9QE | CV33 9 | 16/03/2021 | 1,330,000 | 1,421,420 | N | Detached | | | 379 | 3,509 | 3,750 | Freehold | | |
| Brickyard Barn, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QD | CV33 9QD | CV33 9 | 14/09/2020 | 610,000 | 681,505 | N | Detached | | 3 to 4 | 151 | 4,040 | 4,513 | Freehold | | |
| 3, Powell Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9PX | CV33 9PX | CV33 9 | 08/01/2021 | 477,500 | 510,402 | N | Detached | | 3 to 4 | 114 | 4,189 | 4,477 | Freehold | | |
| Silver Birch Barn, Leamington Hall Farm, Fosse Way, Chesterton, Leamington Spa, Warwickshire CV33 9JP | CV33 9JP | CV33 9 | 17/09/2021 | 720,000 | 729,422 | N | Detached | | | 186 | 3,871 | 3,922 | Freehold | | |
| 15, Hancox Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GD | CV33 9GD | CV33 9 | 13/05/2021 | 287,000 | 299,028 | N | Semi-detached | | 2 to 3 | 77 | 3,727 | 3,883 | Freehold | | |
| 8, Alderman Way, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GB | CV33 9GB | CV33 9 | 20/10/2020 | 492,000 | 545,269 | N | Detached | | | 144 | 3,417 | 3,787 | Freehold | | |
| 1, Leigh Terrace, Hunningham, Leamington Spa, Warwickshire CV33 9DU | CV33 9DU | CV33 9 | 01/04/2021 | 693,000 | 726,825 | N | Semi-detached | | 3 | 111 | 6,243 | 6,548 | Freehold | | |
| The Bungalow, School Lane, Hunningham, Leamington Spa, Warwickshire CV33 9DS | CV33 9DS | CV33 9 | 02/10/2020 | 385,000 | 426,684 | N | Detached | | 2 | 84 | 4,583 | 5,080 | Freehold | | |
| 14, Rugby Road, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BW | CV33 9BW | CV33 9 | 14/02/2020 | 450,000 | 498,635 | N | Semi-detached | | 3 | 120 | 3,750 | 4,155 | Freehold | | |
| The Bungalow, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BT | CV33 9BT | CV33 9 | 11/12/2020 | 425,000 | 460,183 | N | Detached | | 3 to 4 | 131 | 3,244 | 3,513 | Freehold | | |
| 32, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 26/05/2021 | 281,000 | 285,637 | N | Terraced | | 2 to 3 | 86 | 3,267 | 3,321 | Freehold | | |
| 29, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 06/08/2021 | 227,500 | 228,196 | N | Terraced | | 2 to 3 | 69 | 3,297 | 3,307 | Freehold | | |
| 15, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 01/04/2021 | 249,950 | 255,020 | N | Terraced | | 3 to 4 | 87 | 2,866 | 2,925 | Freehold | | |
| 1, Ham Barn Cottage, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AD | CV33 9AD | CV33 9 | 31/03/2021 | 650,000 | 661,701 | N | Terraced | | | 154 | 4,221 | 4,297 | Freehold | | |
| 5, Ford Cottages, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AA | CV33 9AA | CV33 9 | 13/01/2021 | 500,000 | 521,775 | N | Semi-detached | | | 139 | 3,597 | 3,754 | Freehold | | |
| | | CV33 9 Average | | | | | | | | | | 3,860 | | | |
| 8, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA | CV32 7XA | CV32 7 | 23/03/2020 | 440,000 | 493,263 | N | Detached | | 3 to 4 | 124 | 3,548 | 3,978 | Freehold | | |
| 12, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA | CV32 7XA | CV32 7 | 29/01/2021 | 525,000 | 561,175 | N | Detached | | | 145 | 3,621 | 3,870 | Freehold | | |
| 2, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW | CV32 7UW | CV32 7 | 08/10/2021 | 300,000 | 294,080 | N | Terraced | | 2 | 66 | 4,545 | 4,456 | Freehold | | |
| 32, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW | CV32 7UW | CV32 7 | 01/10/2021 | 265,000 | 260,927 | N | Detached | | 2 to 3 | 67 | 3,955 | 3,894 | Freehold | | |
| 5, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU | CV32 7UU | CV32 7 | 28/05/2021 | 270,000 | 281,315 | N | Semi-detached | | 2 to 3 | 66 | 4,091 | 4,262 | Freehold | | |
| 41, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU | CV32 7UU | CV32 7 | 19/05/2021 | 260,000 | 270,896 | N | Semi-detached | | 2 to 3 | 67 | 3,892 | 4,055 | Freehold | | |
| 4, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP | CV32 7UP | CV32 7 | 10/02/2020 | 215,000 | 238,237 | N | Semi-detached | | 2 to 3 | 80 | 2,688 | 2,978 | Freehold | | |
| 10, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP | CV32 7UP | CV32 7 | 16/03/2020 | 230,460 | 246,118 | N | Terraced | | 2 to 3 | 93 | 2,478 | 2,646 | Freehold | | |
| 22, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN | CV32 7UN | CV32 7 | 18/12/2020 | 295,000 | 311,561 | N | Semi-detached | | 2 to 3 | 66 | 4,470 | 4,721 | Freehold | | |
| 6, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN | CV32 7UN | CV32 7 | 15/01/2021 | 280,000 | 292,194 | N | Semi-detached | | 2 to 3 | 66 | 4,242 | 4,427 | Freehold | | |
| 11, Robinia Close, Leamington Spa, Warwickshire CV32 7UL | CV32 7UL | CV32 7 | 13/11/2020 | 298,000 | 318,567 | N | Semi-detached | | 2 to 3 | 66 | 4,515 | 4,827 | Freehold | | |
| 4, Robinia Close, Leamington Spa, Warwickshire CV32 7UL | CV32 7UL | CV32 7 | 28/08/2020 | 277,500 | 304,132 | N | Semi-detached | | 2 to 3 | 67 | 4,142 | 4,539 | Freehold | | |
| 253, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7UF | CV32 7UF | CV32 7 | 17/03/2021 | 432,000 | 461,694 | N | Detached | | | 141 | 3,064 | 3,274 | Freehold | | |
| 57, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TW | CV32 7TW | CV32 7 | 27/03/2020 | 427,500 | 466,206 | N | Semi-detached | | | 163 | 2,624 | 2,862 | Freehold | | |
| 3, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU | CV32 7TU | CV32 7 | 25/01/2021 | 460,000 | 491,696 | N | Detached | | | 145 | 3,172 | 3,391 | Freehold | | |
| 18, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU | CV32 7TU | CV32 7 | 20/11/2020 | 400,000 | 427,607 | N | Semi-detached | | | 137 | 2,920 | 3,121 | Freehold | | |
| 14, Ascot Ride, Leamington Spa, Warwickshire CV32 7TT | CV32 7TT | CV32 7 | 04/10/2020 | 430,0 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 27, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TN | CV32 7TN | CV32 7 | 02/09/2020 | 375,000 | 418,958 | N | Detached | | 3 | 87 | 4,310 | 4,816 | Freehold | | |
| 33, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TL | CV32 7TL | CV32 7 | 31/03/2021 | 365,000 | 381,967 | N | Semi-detached | | 2 to 3 | 76 | 4,803 | 5,026 | Freehold | | |
| 15, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TJ | CV32 7TJ | CV32 7 | 10/02/2021 | 437,000 | 455,744 | N | Semi-detached | | 3 | 111 | 3,937 | 4,106 | Freehold | | |
| 8, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 23/10/2020 | 342,500 | 379,583 | N | Detached | | 3 to 4 | 76 | 4,507 | 4,995 | Freehold | | |
| 5, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 24/05/2021 | 345,000 | 365,308 | N | Detached | | 2 | 76 | 4,539 | 4,807 | Freehold | | |
| 10, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 14/12/2020 | 330,000 | 357,318 | N | Detached | | 2 to 3 | 75 | 4,400 | 4,764 | Freehold | | |
| 2, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 30/04/2020 | 371,000 | 394,669 | N | Semi-detached | | | 125 | 2,968 | 3,157 | Freehold | | |
| 87, Kelvin Road, Leamington Spa, Warwickshire CV32 7TG | CV32 7TG | CV32 7 | 21/12/2020 | 405,000 | 413,961 | N | Terraced | | 2 to 3 | 101 | 4,010 | 4,099 | Freehold | | |
| 19, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF | CV32 7TF | CV32 7 | 06/03/2020 | 415,000 | 452,575 | N | Semi-detached | | 2 to 3 | 84 | 4,952 | 5,401 | Freehold | | |
| 23, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF | CV32 7TF | CV32 7 | 11/09/2020 | 330,000 | 358,592 | N | Semi-detached | | 2 to 3 | 83 | 3,976 | 4,320 | Freehold | | |
| 63, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD | CV32 7TD | CV32 7 | 24/06/2020 | 370,000 | 398,536 | N | Semi-detached | | 3 | 90 | 4,111 | 4,428 | Freehold | | |
| 69, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD | CV32 7TD | CV32 7 | 10/06/2020 | 355,000 | 374,825 | N | Terraced | | 3 | 89 | 3,989 | 4,212 | Freehold | | |
| 27, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TB | CV32 7TB | CV32 7 | 19/01/2021 | 390,000 | 394,616 | N | Terraced | | 3 | 117 | 3,333 | 3,373 | Freehold | | |
| 5, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TA | CV32 7TA | CV32 7 | 26/03/2021 | 383,500 | 401,327 | N | Semi-detached | | | 100 | 3,835 | 4,013 | Freehold | | |
| 198, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SY | CV32 7SY | CV32 7 | 09/01/2020 | 390,000 | 448,607 | N | Detached | | 3 to 4 | 120 | 3,250 | 3,738 | Freehold | | |
| 11, Sandown Close, Leamington Spa, Warwickshire CV32 7SX | CV32 7SX | CV32 7 | 28/02/2020 | 426,500 | 486,757 | N | Detached | | 3 | 134 | 3,183 | 3,633 | Freehold | | |
| 19, Sandown Close, Leamington Spa, Warwickshire CV32 7SX | CV32 7SX | CV32 7 | 31/03/2020 | 455,000 | 510,079 | N | Detached | | 3 to 4 | 149 | 3,054 | 3,423 | Freehold | | |
| 5, Bentley Close, Leamington Spa, Warwickshire CV32 7SR | CV32 7SR | CV32 7 | 31/03/2021 | 255,000 | 259,590 | N | Terraced | | 2 to 3 | 84 | 3,036 | 3,090 | Freehold | | |
| 193, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SL | CV32 7SL | CV32 7 | 23/04/2021 | 330,000 | 352,624 | N | Detached | | 2 to 3 | 86 | 3,837 | 4,100 | Freehold | | |
| 74, Crown Way, Leamington Spa, Warwickshire CV32 7SE | CV32 7SE | CV32 7 | 16/09/2021 | 167,500 | 166,428 | N | Flat | | 2 | 71 | 2,359 | 2,344 | Leasehold | | |
| 44, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 12/11/2020 | 361,000 | 385,915 | N | Semi-detached | | 2 to 3 | 68 | 5,309 | 5,675 | Freehold | | |
| 16, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 30/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 68 | 4,044 | 4,255 | Freehold | | |
| 46, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 31/03/2020 | 328,000 | 357,698 | N | Semi-detached | | 3 | 88 | 3,727 | 4,065 | Freehold | | |
| 83, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 11/12/2020 | 380,000 | 401,332 | N | Semi-detached | | 2 to 3 | 69 | 5,507 | 5,816 | Freehold | | |
| 33, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 25/02/2021 | 360,000 | 375,441 | N | Semi-detached | | 3 | 71 | 5,106 | 5,325 | Freehold | | |
| 61, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 21/02/2020 | 312,000 | 345,720 | N | Semi-detached | | 3 | 79 | 3,949 | 4,376 | Freehold | | |
| 99, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 29/01/2021 | 274,500 | 277,749 | N | Terraced | | 2 to 3 | 67 | 4,097 | 4,146 | Freehold | | |
| 37, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 29/05/2020 | 290,000 | 312,190 | N | Semi-detached | | 3 | 85 | 3,412 | 3,673 | Freehold | | |
| 11, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 05/06/2020 | 269,000 | 284,022 | N | Terraced | | 3 | 81 | 3,321 | 3,506 | Freehold | | |
| 3, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 11/02/2021 | 321,000 | 325,039 | N | Terraced | | 3 | 102 | 3,147 | 3,187 | Freehold | | |
| 49, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 03/06/2021 | 290,000 | 290,547 | N | Terraced | | 3 | 96 | 3,021 | 3,027 | Freehold | | |
| 16, Cromer Road, Leamington Spa, Warwickshire CV32 7RZ | CV32 7RZ | CV32 7 | 03/01/2020 | 286,000 | 312,375 | N | Terraced | | 3 | 82 | 3,488 | 3,809 | Freehold | | |
| 85, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7RX | CV32 7RX | CV32 7 | 19/07/2021 | 252,000 | 258,105 | N | Terraced | | 3 | 82 | 3,073 | 3,148 | Freehold | | |
| 27, Lillington Close, Leamington Spa, Warwickshire CV32 7RW | CV32 7RW | CV32 7 | 26/10/2020 | 402,000 | 434,396 | N | Semi-detached | | 3 | 83 | 4,843 | 5,234 | Freehold | | |
| 7, Lillington Close, Leamington Spa, Warwickshire CV32 7RW | CV32 7RW | CV32 7 | 07/12/2020 | 720,000 | 779,604 | N | Detached | | | 162 | 4,453 | 4,822 | Freehold | | |
| 1, Grange Road, Leamington Spa, Warwickshire CV32 7RU | CV32 7RU | CV32 7 | 19/03/2021 | 277,500 | 290,400 | N | Semi-detached | | 3 | 88 | 3,153 | 3,300 | Freehold | | |
| 2, Hill Close, Leamington Spa, Warwickshire CV32 7RQ | CV32 7RQ | CV32 7 | 18/02/2021 | 765,000 | 815,998 | N | Detached | | | 190 | 4,026 | 4,295 | Freehold | | |
| 20, Farm Road, Leamington Spa, Warwickshire CV32 7RP | CV32 7RP | CV32 7 | 09/09/2020 | 360,000 | 381,536 | N | Terraced | | 2 to 3 | 94 | 3,830 | 4,059 | Freehold | | |
| 23, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 05/02/2021 | 325,000 | 329,089 | N | Terraced | | 2 | 85 | 3,824 | 3,872 | Freehold | | |
| 30, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 05/03/2020 | 310,000 | 331,062 | N | Terraced | | 2 to 3 | 87 | 3,563 | 3,805 | Freehold | | |
| 20, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 19/02/2021 | 375,000 | 379,718 | N | Terraced | | 3 | 105 | 3,571 | 3,616 | Freehold | | |
| 15, Church Lane, Lillington, Leamington Spa, Warwickshire CV32 7RG | CV32 7RG | CV32 7 | 10/02/2021 | 797,500 | 850,665 | N | Detached | | 3 to 4 | 208 | 3,834 | 4,090 | Freehold | | |
| 8, Briar Close, Leamington Spa, Warwickshire CV32 7RE | CV32 7RE | CV32 7 | 29/06/2021 | 270,000 | 278,125 | N | Semi-detached | | 3 | 78 | 3,462 | 3,566 | Freehold | | |
| Flat 1, 52, Briar Close, Leamington Spa, Warwickshire CV32 7RE | CV32 7RE | CV32 7 | 13/05/2020 | 169,500 | 171,932 | N | Flat | | 2 | 60 | 2,825 | 2,866 | Leasehold | | |
| 5, Marston Close, Leamington Spa, Warwickshire CV32 7RB | CV32 7RB | CV32 7 | 18/12/2020 | 181,500 | 191,689 | N | Semi-detached | | 2 | 72 | 2,521 | 2,662 | Leasehold | | |
| 6, Marston Close, Leamington Spa, Warwickshire CV32 7RB | CV32 7RB | CV32 7 | 03/01/2020 | 180,000 | 186,810 | N | Flat | | 2 to 3 | 75 | 2,392 | 2,483 | Leasehold | | |
| 56, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 25/06/2021 | 370,000 | 370,697 | N | Terraced | | 2 to 3 | 83 | 4,458 | 4,466 | Freehold | | |
| 4, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 28/02/2020 | 285,000 | 315,802 | N | Semi-detached | | 2 to 3 | 71 | 4,014 | 4,448 | Freehold | | |
| 5, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 23/01/2020 | 247,000 | 275,522 | N | Semi-detached | | 2 to 3 | 65 | 3,800 | 4,239 | Freehold | | |
| 28, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 25/06/2021 | 382,000 | 393,496 | N | Semi-detached | | 3 | 101 | 3,782 | 3,896 | Freehold | | |
| 74, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 25/08/2020 | 320,100 | 350,820 | N | Semi-detached | | 3 | 103 | 3,108 | 3,406 | Freehold | | |
| 56, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 22/01/2021 | 245,000 | 247,900 | N | Terraced | | 2 to 3 | 83 | 2,952 | 2,987 | Freehold | | |
| 66, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 29/06/2021 | 255,000 | 262,674 | N | Semi-detached | | 3 | 90 | 2,833 | 2,919 | Freehold | | |
| 13, Haddon Road, Leamington Spa, Warwickshire CV32 7QX | CV32 7QX | CV32 7 | 13/11/2020 | 236,000 | 252,288 | N | Semi-detached | | 3 | 74 | 3,189 | 3,409 | Freehold | | |
| 15, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS | CV32 7QS | CV32 7 | 20/03/2020 | 262,000 | 279,801 | N | Terraced | | 3 | 87 | 3,011 | 3,216 | Freehold | | |
| 25, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS | CV32 7QS | CV32 7 | 27/03/2020 | 230,000 | 245,627 | N | Terraced | | 3 | 85 | 2,706 | 2,890 | Freehold | | |
| 21, Gresham Avenue, Leamington Spa, Warwickshire CV32 7QP | CV32 7QP | CV32 7 | 14/02/2020 | 252,500 | 273,697 | N | Terraced | | 2 to 3 | 97 | 2,603 | 2,822 | Freehold | | |
| 59, Buckley Road, Leamington Spa, Warwickshire CV32 7QL | CV32 7QL | CV32 7 | 26/03/2021 | 242,000 | 253,249 | N | Semi-detached | | 3 | 79 | 3,063 | 3,206 | Freehold | | |
| 17, Clare Close, Leamington Spa, Warwickshire CV32 7QH | CV32 7QH | CV32 7 | 09/04/2020 | 247,500 | 257,541 | N | Terraced | | 2 to 3 | 88 | 2,813 | 2,927 | Freehold | | |
| 101, Mason Avenue, Leamington Spa, Warwickshire CV32 7QF | CV32 7QF | CV32 7 | 10/09/2021 | 151,000 | 150,034 | N | Flat | | 2 to 3 | 53 | 2,849 | 2,831 | Leasehold | | |
| 3, Barnard Close, Leamington Spa, Warwickshire CV32 7QD | CV32 7QD | CV32 7 | 24/04/2020 | 250,000 | 265,949 | N | Semi-detached | | 3 | 75 | 3,333 | 3,546 | Freehold | | |
| 6, Langdale Close, Leamington Spa, Warwickshire CV32 7QB | CV32 7QB | CV32 7 | 03/11/2020 | 215,000 | 229,839 | N | Semi-detached | | 2 | 68 | 3,162 | 3,380 | Freehold | | |
| 13, Langdale Close, Leamington Spa, Warwickshire CV32 7QB | CV32 7QB | CV32 7 | 21/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 to 3 | 87 | 2,414 | 2,616 | Freehold | | |
| 18, Burbury Close, Leamington Spa, Warwickshire CV32 7PT | CV32 7PT | CV32 7 | 29/03/2021 | 208,000 | 211,744 | N | Terraced | | 3 | 85 | 2,447 | 2,491 | Freehold | | |
| 40, Wellington Road, Leamington Spa, Warwickshire CV32 7PJ | CV32 7PJ | CV32 7 | 06/01/2020 | 245,000 | 273,291 | N | Semi-detached | | 3 | 88 | 2,784 | 3,106 | Freehold | | |
| 1, Elton Close, Leamington Spa, Warwickshire CV32 7PH | CV32 7PH | CV32 7 | 29/06/2021 | 245,000 | 245,462 | N | Terraced | | | 102 | 2,412 | 2,417 | Freehold | | |
| 46, Mason Avenue, Leamington Spa, Warwickshire CV32 7PF | CV32 7PF | CV32 7 | 31/05/2020 | 218,500 | 235,219 | N | Semi-detached | | 2 to 3 | 77 | 2,838 | 3,055 | Freehold | | |
| 6, Mason Avenue, Leamington Spa, Warwickshire CV32 7PE | CV32 7PE | CV32 7 | 08/10/2021 | 212,000 | 207,817 | N | Terraced | | 2 to 3 | 78 | 2,718 | 2,664 | Freehold | | |
| 6, Compton Close, Leamington Spa, Warwickshire CV32 7PD | CV32 7PD | CV32 7 | 31/01/2020 | 220,000 | 240,289 | N | Terraced | | 2 to 3 | 84 | 2,619 | 2,861 | Freehold | | |
| 66, Wellington Road, Leamington Spa, Warwickshire CV32 7PB | CV32 7PB | CV32 7 | 11/06/2021 | 267,000 | 275,035 | N | Semi-detached | | 2 to 3 | 80 | 3,338 | 3,438 | Freehold | | |
| 3, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 17/07/2020 | 350,000 | 385,634 | N | Semi-detached | | 3 | 91 | 3,846 | 4,238 | Freehold | | |
| 13, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 01/10/2020 | 365,000 | 394,415 | N | Semi-detached | | 2 to 3 | 107 | 3,411 | 3,686 | Freehold | | |
| 29, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 27/11/2020 | 357,500 | 370,852 | N | Terraced | | | 117 | 3,056 | 3,170 | Freehold | | |
| 13, Ladycroft, Leamington Spa, Warwickshire CV32 7NH | CV32 7NH | CV32 7 | 06/03/2020 | 265,000 | 288,993 | N | Semi-detached | | 2 | 71 | 3,732 | 4,070 | Freehold | | |
| 26, Ladycroft, Leamington Spa, Warwickshire CV32 7NH | CV32 7NH | CV32 7 | 07/08/2020 | 290,000 | 317,831 | N | Semi-detached | | 3 | 98 | 2,959 | 3,243 | Freehold | | |
| 65, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 30/10/2020 | 257,500 | 278,251 | N | Semi-detached | | 2 to 3 | 68 | 3,787 | 4,092 | Freehold | | |
| 37, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 18/12/2020 | 290,000 | 296,416 | N | Terraced | | 3 | 82 | 3,537 | 3,615 | Freehold | | |
| 45, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 06/01/2021 | 330,000 | 344,371 | N | Semi-detached | | 2 to 3 | 111 | 2,973 | 3,102 | Freehold | | |
| 9, Brookfield Road, Leamington Spa, Warwickshire CV32 7NF | CV32 7NF | CV32 7 | 09/04/2020 | 240,000 | 255,311 | N | Semi-detached | | 2 | 70 | 3,429 | 3,647 | Free | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB | CV32 7NB | CV32 7 | 27/11/2020 | 320,000 | 342,085 | N | Semi-detached | | 2 to 3 | 83 | 3,855 | 4,122 | Freehold | | |
| 13, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB | CV32 7NB | CV32 7 | 02/11/2020 | 346,000 | 369,880 | N | Semi-detached | | 3 to 4 | 108 | 3,204 | 3,425 | Freehold | | |
| 34a, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NA | CV32 7NA | CV32 7 | 18/06/2021 | 350,000 | 366,218 | N | Detached | | 3 | 109 | 3,211 | 3,360 | Freehold | | |
| 4, High Street, Cubbington, Leamington Spa, Warwickshire CV32 7LY | CV32 7LY | CV32 7 | 07/05/2021 | 326,000 | 331,380 | N | Terraced | | 2 to 3 | 96 | 3,396 | 3,452 | Freehold | | |
| 33, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW | CV32 7LW | CV32 7 | 19/02/2021 | 300,000 | 312,868 | N | Semi-detached | | 3 | 86 | 3,488 | 3,638 | Freehold | | |
| 7, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW | CV32 7LW | CV32 7 | 16/12/2020 | 160,000 | 160,243 | N | Flat | | 2 | 64 | 2,500 | 2,504 | Leasehold | | |
| 24, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 06/07/2021 | 255,000 | 266,761 | N | Semi-detached | | 2 | 54 | 4,722 | 4,940 | Freehold | | |
| 11a, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 09/11/2020 | 268,000 | 286,496 | N | Semi-detached | | 2 to 3 | 63 | 4,254 | 4,548 | Freehold | | |
| 3, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 04/12/2020 | 435,000 | 459,420 | N | Semi-detached | | 3 | 140 | 3,107 | 3,282 | Freehold | | |
| 78, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR | CV32 7LR | CV32 7 | 06/07/2020 | 345,000 | 392,894 | N | Detached | | 3 | 61 | 5,656 | 6,441 | Freehold | | |
| 50, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR | CV32 7LR | CV32 7 | 25/10/2021 | 180,000 | 176,441 | N | Flat | | 2 | 55 | 3,273 | 3,208 | Leasehold | | |
| 12a, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP | CV32 7LP | CV32 7 | 27/08/2020 | 317,500 | 359,621 | N | Detached | | 3 | 90 | 3,528 | 3,996 | Freehold | | |
| 23, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP | CV32 7LP | CV32 7 | 05/06/2020 | 173,000 | 176,037 | N | Flat | | 2 | 59 | 2,922 | 2,973 | Leasehold | | |
| 33, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 17/04/2020 | 326,000 | 346,798 | N | Semi-detached | | 3 | 78 | 4,179 | 4,446 | Freehold | | |
| 61, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 29/01/2021 | 345,000 | 360,025 | N | Semi-detached | | 2 to 3 | 81 | 4,259 | 4,445 | Freehold | | |
| 31, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 13/03/2020 | 315,000 | 343,521 | N | Semi-detached | | 3 | 106 | 2,972 | 3,241 | Freehold | | |
| 37, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 11/06/2021 | 385,000 | 396,586 | N | Semi-detached | | | 123 | 3,130 | 3,224 | Freehold | | |
| 59, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD | CV32 7LD | CV32 7 | 20/11/2020 | 300,500 | 321,239 | N | Semi-detached | | 3 | 94 | 3,202 | 3,423 | Freehold | | |
| 53, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD | CV32 7LD | CV32 7 | 03/12/2020 | 235,000 | 240,199 | N | Terraced | | 3 | 77 | 3,052 | 3,119 | Freehold | | |
| 10, Knightley Close, Leamington Spa, Warwickshire CV32 7LB | CV32 7LB | CV32 7 | 14/08/2020 | 292,500 | 320,571 | N | Semi-detached | | 2 to 3 | 96 | 3,047 | 3,339 | Freehold | | |
| 26, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 26/06/2020 | 248,500 | 267,666 | N | Semi-detached | | 2 to 3 | 60 | 4,142 | 4,461 | Freehold | | |
| 17, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 04/09/2020 | 250,000 | 264,956 | N | Terraced | | 2 to 3 | 69 | 3,623 | 3,840 | Freehold | | |
| 37, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 30/03/2020 | 235,000 | 250,966 | N | Terraced | | 3 | 69 | 3,406 | 3,637 | Freehold | | |
| 25, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 29/09/2021 | 287,000 | 287,184 | N | Terraced | | 3 | 81 | 3,543 | 3,545 | Freehold | | |
| 13, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 10/01/2020 | 265,000 | 295,601 | N | Semi-detached | | 3 | 87 | 3,046 | 3,398 | Freehold | | |
| 8, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX | CV32 7JX | CV32 7 | 30/07/2021 | 225,000 | 230,451 | N | Terraced | | 2 to 3 | 46 | 4,891 | 5,010 | Freehold | | |
| 4, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX | CV32 7JX | CV32 7 | 27/03/2020 | 280,000 | 299,024 | N | Terraced | | 3 | 80 | 3,500 | 3,738 | Freehold | | |
| Manor Cottage, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT | CV32 7JT | CV32 7 | 26/02/2021 | 450,000 | 479,999 | N | Detached | | 3 | 134 | 3,358 | 3,582 | Freehold | | |
| Woodlands, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT | CV32 7JT | CV32 7 | 19/03/2021 | 630,000 | 673,304 | N | Detached | | | 266 | 2,368 | 2,531 | Freehold | | |
| 46, Broadway, Leamington Spa, Warwickshire CV32 7JS | CV32 7JS | CV32 7 | 21/05/2021 | 350,000 | 364,668 | N | Semi-detached | | 3 to 4 | 103 | 3,398 | 3,540 | Freehold | | |
| 39, Broadway, Leamington Spa, Warwickshire CV32 7JS | CV32 7JS | CV32 7 | 27/10/2021 | 286,500 | 280,847 | N | Terraced | | 3 | 116 | 2,470 | 2,421 | Freehold | | |
| 132, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JQ | CV32 7JQ | CV32 7 | 09/10/2020 | 250,000 | 263,015 | N | Terraced | | 3 to 4 | 99 | 2,525 | 2,657 | Freehold | | |
| 4, Coventry Road, Cubbington, Leamington Spa, Warwickshire CV32 7JN | CV32 7JN | CV32 7 | 25/09/2020 | 240,000 | 260,794 | N | Semi-detached | | 3 | 84 | 2,857 | 3,105 | Freehold | | |
| 223, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL | CV32 7JL | CV32 7 | 17/01/2020 | 240,000 | 262,133 | N | Terraced | | 2 to 3 | 65 | 3,692 | 4,033 | Freehold | | |
| 188, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL | CV32 7JL | CV32 7 | 22/05/2020 | 286,500 | 308,422 | N | Semi-detached | | 3 to 4 | 92 | 3,114 | 3,352 | Freehold | | |
| 149, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 17/12/2020 | 360,000 | 380,210 | N | Semi-detached | | 3 | 99 | 3,636 | 3,841 | Freehold | | |
| 191, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 19/02/2021 | 240,000 | 243,020 | N | Terraced | | 3 | 66 | 3,636 | 3,682 | Freehold | | |
| 177, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 09/07/2021 | 170,000 | 174,119 | N | Terraced | | 3 | 69 | 2,464 | 2,523 | Freehold | | |
| 22, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JE | CV32 7JE | CV32 7 | 01/10/2020 | 395,000 | 415,563 | N | Terraced | | 3 to 4 | 105 | 3,762 | 3,958 | Freehold | | |
| 11, South View Road, Leamington Spa, Warwickshire CV32 7JD | CV32 7JD | CV32 7 | 23/04/2021 | 325,000 | 331,593 | N | Terraced | | 3 | 121 | 2,686 | 2,740 | Leasehold | | |
| 61, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 14/07/2020 | 520,000 | 592,187 | N | Detached | | 3 to 4 | 149 | 3,490 | 3,974 | Freehold | | |
| 1, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 30/10/2020 | 245,000 | 264,744 | N | Semi-detached | | 2 to 3 | 73 | 3,356 | 3,627 | Freehold | | |
| 23, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 28/06/2021 | 390,000 | 390,735 | N | Terraced | | | 120 | 3,250 | 3,256 | Freehold | | |
| 3, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 23/04/2021 | 212,500 | 216,811 | N | Terraced | | 2 to 3 | 68 | 3,125 | 3,188 | Freehold | | |
| 24, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 22/06/2020 | 255,000 | 269,240 | N | Terraced | | 2 to 3 | 92 | 2,772 | 2,927 | Freehold | | |
| 6, West View Road, Leamington Spa, Warwickshire CV32 7JA | CV32 7JA | CV32 7 | 03/07/2020 | 292,000 | 321,729 | N | Semi-detached | | 2 to 3 | 80 | 3,650 | 4,022 | Freehold | | |
| 3, West View Road, Leamington Spa, Warwickshire CV32 7JA | CV32 7JA | CV32 7 | 12/02/2021 | 335,000 | 349,369 | N | Semi-detached | | | 88 | 3,807 | 3,970 | Freehold | | |
| 111, Stirling Avenue, Leamington Spa, Warwickshire CV32 7HW | CV32 7HW | CV32 7 | 01/06/2020 | 324,781 | 342,918 | N | Terraced | | 3 | 99 | 3,281 | 3,464 | Freehold | | |
| 14, Roxburgh Croft, Leamington Spa, Warwickshire CV32 7HT | CV32 7HT | CV32 7 | 07/10/2020 | 241,350 | 260,800 | N | Semi-detached | | 2 | 89 | 2,712 | 2,930 | Freehold | | |
| 67, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 04/02/2020 | 665,000 | 758,952 | N | Detached | | | 163 | 4,080 | 4,656 | Freehold | | |
| 101, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 04/02/2020 | 397,000 | 439,907 | N | Semi-detached | | 3 | 112 | 3,545 | 3,928 | Freehold | | |
| 81, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 11/12/2020 | 505,251 | 533,615 | N | Semi-detached | | 3 to 4 | 144 | 3,509 | 3,706 | Freehold | | |
| 74, Telford Avenue, Leamington Spa, Warwickshire CV32 7HP | CV32 7HP | CV32 7 | 17/02/2021 | 562,500 | 586,627 | N | Semi-detached | | 3 | 96 | 5,859 | 6,111 | Freehold | | |
| 1a, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 17/09/2020 | 625,000 | 698,263 | N | Detached | | 3 | 92 | 6,793 | 7,590 | Freehold | | |
| 25, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 27/03/2020 | 670,170 | 751,296 | N | Detached | | | 149 | 4,498 | 5,042 | Freehold | | |
| 5, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 04/02/2020 | 440,000 | 487,554 | N | Semi-detached | | 3 to 4 | 142 | 3,099 | 3,433 | Freehold | | |
| 70, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH | CV32 7HH | CV32 7 | 03/02/2020 | 425,000 | 470,933 | N | Semi-detached | | 2 to 3 | 76 | 5,592 | 6,196 | Freehold | | |
| 98, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH | CV32 7HH | CV32 7 | 21/01/2021 | 790,000 | 844,434 | N | Detached | | | 180 | 4,389 | 4,691 | Freehold | | |
| 68, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF | CV32 7HF | CV32 7 | 05/02/2021 | 922,500 | 983,998 | N | Detached | | | 242 | 3,812 | 4,066 | Freehold | | |
| 38, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF | CV32 7HF | CV32 7 | 01/02/2021 | 796,000 | 849,065 | N | Detached | | | 210 | 3,790 | 4,043 | Freehold | | |
| 3, Crawford Close, Leamington Spa, Warwickshire CV32 7HA | CV32 7HA | CV32 7 | 26/10/2020 | 260,000 | 280,953 | N | Semi-detached | | 2 | 61 | 4,262 | 4,606 | Freehold | | |
| 8, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 04/03/2020 | 388,000 | 423,130 | N | Semi-detached | | 3 | 91 | 4,264 | 4,650 | Freehold | | |
| 50, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 19/03/2021 | 335,000 | 341,030 | N | Terraced | | 3 to 4 | 76 | 4,408 | 4,487 | Freehold | | |
| 52, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 01/07/2020 | 299,000 | 329,442 | N | Semi-detached | | 2 to 3 | 74 | 4,041 | 4,452 | Freehold | | |
| 60, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 27/11/2020 | 289,000 | 308,946 | N | Semi-detached | | 3 | 78 | 3,705 | 3,961 | Freehold | | |
| 20, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 12/08/2021 | 400,000 | 407,060 | N | Semi-detached | | 3 to 4 | 107 | 3,738 | 3,804 | Freehold | | |
| 24, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 07/05/2021 | 378,000 | 393,841 | N | Semi-detached | | 3 to 4 | 104 | 3,635 | 3,787 | Freehold | | |
| 28, St Andrews Road, Leamington Spa, Warwickshire CV32 7EU | CV32 7EU | CV32 7 | 28/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 | 98 | 3,929 | 4,093 | Freehold | | |
| 130, Kinross Road, Leamington Spa, Warwickshire CV32 7ET | CV32 7ET | CV32 7 | 28/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 to 4 | 113 | 3,407 | 3,550 | Freehold | | |
| 32, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 22/10/2021 | 408,000 | 401,519 | N | Semi-detached | | 3 | 92 | 4,435 | 4,364 | Freehold | | |
| 26, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 05/08/2021 | 520,000 | 529,177 | N | Semi-detached | | 3 to 4 | 148 | 3,514 | 3,576 | Freehold | | |
| 12, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 27/09/2021 | 530,500 | 533,894 | N | Semi-detached | | | 158 | 3,358 | 3,379 | Freehold | | |
| 68, Kinross Road, Leamington Spa, Warwickshire CV32 7EN | CV32 7EN | CV32 7 | 01/02/2021 | 481,000 | 501,631 | N | Semi-detached | | 3 | 77 | 6,247 | 6,515 | Freehold | | |
| 63, Kinross Road, Leamington Spa, Warwickshire CV32 7EN | CV32 7EN | CV32 7 | 27/11/2020 | 440,000 | 470,367 | N | Semi-detached | | 3 to 4 | 118 | 3,729 | 3,986 | Freehold | | |
| 23, Burns Road, Leamington Spa, Warwickshire CV32 7EL | CV32 7EL | CV32 7 | 27/01/2021 | 368,000 | 384,026 | N | Semi-detached | | 3 to 4 | 101 | 3,644 | 3,802 | Freehold | | |
| 2, Burns Road, Leamington Spa, Warwickshire CV32 7EL | CV32 7EL | CV32 7 | 01/02/2021 | 455,000 | 485,332 | N | Detached | | 3 to 4 | 129 | 3,527 | 3,762 | Freehold | | |
| 38, Highland Road, Leamington Spa, Warwickshire CV32 7EG | CV32 7EG | CV32 7 | 27/01/2021 | 460,000 | 480,033 | N | Semi-detached | | | 107 | 4,317 | 4,505 | Freehold | | |
| 53, Kinross Road, Leamington Spa, Warwickshire CV32 7EF | CV32 7EF | CV32 7 | 28/10/2021 | 425,000 | 418,249 | N | Semi-detached | | 3 | 83 | 5,120 | 5,039 | Freehold | | |
| 34, Kinross Road, Leamington Spa, Warwickshire CV32 7EF | CV32 7EF | CV32 7 | 30/01/2020 | 325,0 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Hadrian Close, Leamington Spa, Warwickshire CV32 7ED | CV32 7ED | CV32 7 | 02/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 to 4 | 96 | 3,073 | 3,321 | Freehold | | |
| 10, Cameron Close, Leamington Spa, Warwickshire CV32 7DZ | CV32 7DZ | CV32 7 | 28/06/2021 | 340,000 | 350,232 | N | Semi-detached | | 2 | 62 | 5,484 | 5,649 | Freehold | | |
| 66, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 08/04/2021 | 415,500 | 435,780 | N | Semi-detached | | 3 | 93 | 4,468 | 4,686 | Freehold | | |
| 56, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 19/03/2021 | 470,000 | 491,848 | N | Semi-detached | | 3 | 129 | 3,643 | 3,813 | Freehold | | |
| 54, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 25/02/2021 | 505,000 | 526,660 | N | Semi-detached | | 3 to 4 | 145 | 3,483 | 3,632 | Freehold | | |
| 59, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DS | CV32 7DS | CV32 7 | 02/09/2020 | 442,513 | 480,853 | N | Semi-detached | | 3 to 4 | 131 | 3,378 | 3,671 | Freehold | | |
| 90, Lime Avenue, Leamington Spa, Warwickshire CV32 7DQ | CV32 7DQ | CV32 7 | 23/03/2021 | 510,000 | 533,707 | N | Semi-detached | | 3 to 4 | 180 | 2,833 | 2,965 | Freehold | | |
| 21, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 28/09/2020 | 354,500 | 375,707 | N | Terraced | | 3 | 80 | 4,431 | 4,696 | Freehold | | |
| 7, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 05/06/2020 | 300,000 | 323,137 | N | Semi-detached | | 2 to 3 | 72 | 4,167 | 4,488 | Freehold | | |
| 28, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 19/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 2 to 3 | 76 | 4,276 | 4,475 | Freehold | | |
| 29, Helmsdale Road, Leamington Spa, Warwickshire CV32 7DN | CV32 7DN | CV32 7 | 31/03/2020 | 430,000 | 468,933 | N | Semi-detached | | 3 | 126 | 3,413 | 3,722 | Freehold | | |
| 32, Melton Road, Leamington Spa, Warwickshire CV32 7DL | CV32 7DL | CV32 7 | 12/01/2021 | 395,000 | 412,202 | N | Semi-detached | | 3 | 107 | 3,680 | 3,840 | Freehold | | |
| 27, Melton Road, Leamington Spa, Warwickshire CV32 7DJ | CV32 7DJ | CV32 7 | 06/09/2021 | 375,000 | 375,241 | N | Terraced | | 2 to 3 | 68 | 5,515 | 5,518 | Freehold | | |
| 76, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 07/08/2020 | 535,000 | 586,344 | N | Semi-detached | | 3 | 91 | 5,879 | 6,443 | Freehold | | |
| 66, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 15/12/2020 | 530,000 | 559,753 | N | Semi-detached | | 3 | 132 | 4,015 | 4,241 | Freehold | | |
| 80, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 30/09/2020 | 640,000 | 695,450 | N | Semi-detached | | | 185 | 3,459 | 3,759 | Freehold | | |
| 87, Lime Avenue, Leamington Spa, Warwickshire CV32 7DG | CV32 7DG | CV32 7 | 17/07/2020 | 625,000 | 711,764 | N | Detached | | 3 to 4 | 120 | 5,208 | 5,931 | Freehold | | |
| 48, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF | CV32 7DF | CV32 7 | 24/05/2021 | 455,000 | 474,068 | N | Semi-detached | | 3 | 90 | 5,056 | 5,267 | Freehold | | |
| 36, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF | CV32 7DF | CV32 7 | 21/09/2020 | 421,500 | 458,019 | N | Semi-detached | | 3 to 4 | 103 | 4,092 | 4,447 | Freehold | | |
| 63, Lime Avenue, Leamington Spa, Warwickshire CV32 7DE | CV32 7DE | CV32 7 | 12/11/2020 | 375,000 | 400,881 | N | Semi-detached | | 3 | 81 | 4,630 | 4,949 | Freehold | | |
| 24, Lime Avenue, Leamington Spa, Warwickshire CV32 7DA | CV32 7DA | CV32 7 | 17/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 | 83 | 2,952 | 2,989 | Freehold | | |
| 12, Elan Close, Leamington Spa, Warwickshire CV32 7BX | CV32 7BX | CV32 7 | 21/06/2021 | 440,000 | 460,388 | N | Detached | | 3 | 124 | 3,548 | 3,713 | Freehold | | |
| 14, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 04/08/2020 | 325,000 | 356,190 | N | Semi-detached | | 2 to 3 | 83 | 3,916 | 4,291 | Freehold | | |
| 8, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 27/01/2021 | 350,000 | 365,242 | N | Semi-detached | | 3 | 87 | 4,023 | 4,198 | Freehold | | |
| 1, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 25/09/2020 | 312,000 | 339,032 | N | Semi-detached | | 3 | 82 | 3,805 | 4,135 | Freehold | | |
| 31, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 09/03/2021 | 332,000 | 347,433 | N | Semi-detached | | 3 | 88 | 3,773 | 3,948 | Freehold | | |
| 10, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU | CV32 7BU | CV32 7 | 28/06/2021 | 236,000 | 236,445 | N | Terraced | | 2 to 3 | 63 | 3,746 | 3,753 | Freehold | | |
| 37, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU | CV32 7BU | CV32 7 | 11/01/2021 | 239,000 | 241,829 | N | Terraced | | 2 to 3 | 65 | 3,677 | 3,720 | Freehold | | |
| 9, Sherwood Walk, Leamington Spa, Warwickshire CV32 7BQ | CV32 7BQ | CV32 7 | 12/06/2020 | 227,500 | 245,046 | N | Semi-detached | | 2 | 53 | 4,276 | 4,606 | Freehold | | |
| 17, Oakridge Road, Leamington Spa, Warwickshire CV32 7BN | CV32 7BN | CV32 7 | 03/06/2021 | 340,000 | 350,232 | N | Semi-detached | | 3 | 86 | 3,953 | 4,072 | Freehold | | |
| 1, Cheviot Rise, Leamington Spa, Warwickshire CV32 7BJ | CV32 7BJ | CV32 7 | 17/01/2020 | 262,500 | 292,812 | N | Semi-detached | | 2 to 3 | 83 | 3,163 | 3,528 | Freehold | | |
| 21, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH | CV32 7BH | CV32 7 | 01/03/2021 | 368,000 | 385,106 | N | Semi-detached | | 2 to 3 | 91 | 4,044 | 4,232 | Freehold | | |
| 47, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH | CV32 7BH | CV32 7 | 29/09/2021 | 392,000 | 394,508 | N | Semi-detached | | 3 to 4 | 96 | 4,083 | 4,109 | Freehold | | |
| 7, Delamere Way, Leamington Spa, Warwickshire CV32 7BG | CV32 7BG | CV32 7 | 12/10/2020 | 285,000 | 307,968 | N | Semi-detached | | 2 to 3 | 66 | 4,318 | 4,666 | Freehold | | |
| 2a, Delamere Way, Leamington Spa, Warwickshire CV32 7BG | CV32 7BG | CV32 7 | 30/04/2020 | 277,500 | 288,758 | N | Terraced | | 2 | 90 | 3,083 | 3,208 | Freehold | | |
| 60, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BE | CV32 7BE | CV32 7 | 01/06/2021 | 275,000 | 283,276 | N | Semi-detached | | 2 to 3 | 73 | 3,767 | 3,880 | Freehold | | |
| 7, Epping Way, Leamington Spa, Warwickshire CV32 7BD | CV32 7BD | CV32 7 | 28/10/2020 | 350,000 | 378,206 | N | Semi-detached | | 2 to 3 | 95 | 3,684 | 3,981 | Freehold | | |
| 1, Exmoor Drive, Leamington Spa, Warwickshire CV32 7BB | CV32 7BB | CV32 7 | 17/02/2021 | 232,500 | 235,425 | N | Terraced | | 2 to 3 | 82 | 2,835 | 2,871 | Freehold | | |
| 21, Meadow Close, Leamington Spa, Warwickshire CV32 7AS | CV32 7AS | CV32 7 | 26/03/2021 | 387,000 | 404,990 | N | Semi-detached | | 3 | 108 | 3,583 | 3,750 | Freehold | | |
| 23, Meadow Close, Leamington Spa, Warwickshire CV32 7AS | CV32 7AS | CV32 7 | 11/12/2020 | 447,500 | 472,622 | N | Semi-detached | | | 141 | 3,174 | 3,352 | Freehold | | |
| 107, Cubbington Road, Leamington Spa, Warwickshire CV32 7AP | CV32 7AP | CV32 7 | 28/05/2021 | 390,000 | 396,436 | N | Terraced | | 3 | 87 | 4,483 | 4,557 | Freehold | | |
| 184, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ | CV32 7AJ | CV32 7 | 28/08/2020 | 640,000 | 724,904 | N | Detached | | | 170 | 3,765 | 4,264 | Freehold | | |
| 192, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ | CV32 7AJ | CV32 7 | 25/06/2021 | 480,000 | 480,905 | N | Terraced | | | 123 | 3,902 | 3,910 | Freehold | | |
| 6, The Greenways, Leamington Spa, Warwickshire CV32 7AF | CV32 7AF | CV32 7 | 18/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 3 | 106 | 3,066 | 3,158 | Freehold | | |
| 7, Inglewood Close, Leamington Spa, Warwickshire CV32 7AD | CV32 7AD | CV32 7 | 21/05/2020 | 290,000 | 319,385 | N | Detached | | 2 | 76 | 3,816 | 4,202 | Freehold | | |
| 56, Cubbington Road, Leamington Spa, Warwickshire CV32 7AB | CV32 7AB | CV32 7 | 29/06/2020 | 350,000 | 376,994 | N | Semi-detached | | 3 | 80 | 4,375 | 4,712 | Freehold | | |
| 1, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA | CV32 7AA | CV32 7 | 23/10/2020 | 584,000 | 647,230 | N | Detached | | 3 | 123 | 4,748 | 5,262 | Freehold | | |
| 37, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA | CV32 7AA | CV32 7 | 12/11/2020 | 317,500 | 339,413 | N | Semi-detached | | 3 | 99 | 3,207 | 3,428 | Freehold | | |
| | | CV32 7 Average | | | | | | | | | | 3,894 | | | |
| 1, Strachey Avenue, Leamington Spa, Warwickshire CV32 6SS | CV32 6SS | CV32 6 | 12/06/2020 | 750,000 | 830,252 | N | Detached | | | 161 | 4,658 | 5,157 | Freehold | | |
| 3, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN | CV32 6SN | CV32 6 | 09/10/2020 | 910,000 | 1,008,526 | N | Detached | | | 144 | 6,319 | 7,004 | Freehold | | |
| 2, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN | CV32 6SN | CV32 6 | 16/06/2021 | 825,000 | 863,228 | N | Detached | | | 162 | 5,093 | 5,329 | Freehold | | |
| 4, Colbourne Grove, Leamington Spa, Warwickshire CV32 6SL | CV32 6SL | CV32 6 | 31/01/2020 | 530,000 | 609,645 | N | Detached | | 3 to 4 | 116 | 4,569 | 5,256 | Freehold | | |
| 31, Lamintone Drive, Leamington Spa, Warwickshire CV32 6SJ | CV32 6SJ | CV32 6 | 07/08/2020 | 505,000 | 571,995 | N | Detached | | 3 to 4 | 147 | 3,435 | 3,891 | Freehold | | |
| 10, College Drive, Leamington Spa, Warwickshire CV32 6SG | CV32 6SG | CV32 6 | 24/09/2020 | 820,000 | 916,121 | N | Detached | | | 185 | 4,432 | 4,952 | Freehold | | |
| 155, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6RX | CV32 6RX | CV32 6 | 05/02/2021 | 575,000 | 613,332 | N | Detached | | | 121 | 4,752 | 5,069 | Freehold | | |
| 1, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU | CV32 6RU | CV32 6 | 17/01/2020 | 450,000 | 517,623 | N | Detached | | 3 | 104 | 4,327 | 4,977 | Freehold | | |
| 4, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU | CV32 6RU | CV32 6 | 04/02/2021 | 522,250 | 557,065 | N | Detached | | | 138 | 3,784 | 4,037 | Freehold | | |
| 10, Bamburgh Grove, Leamington Spa, Warwickshire CV32 6RL | CV32 6RL | CV32 6 | 04/02/2021 | 915,000 | 975,998 | N | Detached | | | 201 | 4,552 | 4,856 | Freehold | | |
| 5, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 06/03/2020 | 240,000 | 244,453 | Y | Flat | | | 56 | 4,286 | 4,365 | Leasehold | | |
| 1, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 28/02/2020 | 380,000 | 392,620 | Y | Flat | | | 91 | 4,176 | 4,315 | Leasehold | | |
| 4, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 380,000 | 387,050 | Y | Flat | | | 91 | 4,176 | 4,253 | Leasehold | | |
| 6, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 06/03/2020 | 375,000 | 381,957 | Y | Flat | | | 91 | 4,121 | 4,197 | Leasehold | | |
| 8, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 228,000 | 232,230 | Y | Flat | | | 56 | 4,071 | 4,147 | Leasehold | | |
| 9, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 361,000 | 367,697 | Y | Flat | | | 91 | 3,967 | 4,041 | Leasehold | | |
| 7, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 361,000 | 367,697 | Y | Flat | | | 91 | 3,967 | 4,041 | Leasehold | | |
| 9, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 10/01/2020 | 495,000 | 513,726 | Y | Flat | | | 106 | 4,670 | 4,846 | Leasehold | | |
| 6, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 30/01/2020 | 490,000 | 508,537 | Y | Flat | | | 106 | 4,623 | 4,798 | Leasehold | | |
| 3, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 25/11/2020 | 485,000 | 491,534 | Y | Flat | | | 106 | 4,575 | 4,637 | Leasehold | | |
| 5, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 28/01/2020 | 520,000 | 539,672 | Y | Flat | | | 117 | 4,444 | 4,613 | Leasehold | | |
| 7, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 31/01/2020 | 550,000 | 570,807 | Y | Flat | | | 126 | 4,365 | 4,530 | Leasehold | | |
| 1, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 28/01/2020 | 525,000 | 544,861 | Y | Flat | | | 121 | 4,339 | 4,503 | Leasehold | | |
| 4, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 31/01/2020 | 525,000 | 544,861 | Y | Flat | | | 126 | 4,167 | 4,324 | Leasehold | | |
| 2, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 17/01/2020 | 484,950 | 503,296 | Y | Flat | | | 117 | 4,145 | 4,302 | Leasehold | | |
| 20, Cloister Crofts, Leamington Spa, Warwickshire CV32 6QQ | CV32 6QQ | CV32 6 | 09/10/2020 | 1,420,000 | 1,573,745 | N | Detached | | | 237 | 5,992 | 6,640 | Freehold | | |
| Apartment 3, The Limes, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6QF | CV32 6QF | CV32 6 | 30/10/2020 | 699,950 | 719,399 | N | Flat | | | 134 | 5,224 | 5,369 | Leasehold | | |
| 4a, Cloister Way, Leamington Spa, Warwickshire CV32 6QE | CV32 6QE | CV32 6 | 18/08/2020 | 1,050,000 | 1,189,296 | N | Detached | | | 198 | 5,303 | 6,007 | Freehold | | |
| 19, Cloister Way, Leamington Spa, Warwickshire CV32 6QE | CV32 6QE | CV32 6 | 26/02/2021 | 1,016,500 | 1,084,264 | N | Detached | | | 251 | 4,050 | 4,320 | Freehold | | |
| 37, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD | CV32 6QD | CV32 6 | 27/01/2021 | 615,000 | 657,376 | N | Detached | | 3 to 4 | 99 | 6,212 | 6,640 | Freehold | | |
| 9, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD | CV32 6QD | CV32 6 | 24/03/2020 | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 17, Woodcote Road, Leamington Spa, Warwickshire CV32 6PZ | CV32 6PZ | CV32 6 | 21/01/2021 | 1,002,000 | 1,071,042 | N | Detached | | 3 to 4 | 184 | 5,446 | 5,821 | Freehold | | |
| 36, The Fairways, Leamington Spa, Warwickshire CV32 6PR | CV32 6PR | CV32 6 | 12/02/2020 | 580,000 | 661,943 | N | Detached | | 2 to 3 | 126 | 4,603 | 5,254 | Freehold | | |
| 54, Beverley Road, Leamington Spa, Warwickshire CV32 6PJ | CV32 6PJ | CV32 6 | 22/03/2021 | 810,000 | 865,677 | N | Detached | | 3 | 107 | 7,570 | 8,090 | Freehold | | |
| 35, Beverley Road, Leamington Spa, Warwickshire CV32 6PH | CV32 6PH | CV32 6 | 11/01/2021 | 705,000 | 753,577 | N | Detached | | 3 to 4 | 107 | 6,589 | 7,043 | Freehold | | |
| 75, Coniston Road, Leamington Spa, Warwickshire CV32 6PF | CV32 6PF | CV32 6 | 23/10/2020 | 200,000 | 205,557 | N | Flat | | 2 to 3 | 85 | 2,353 | 2,418 | Leasehold | | |
| 31, Coniston Road, Leamington Spa, Warwickshire CV32 6PE | CV32 6PE | CV32 6 | 17/08/2020 | 190,000 | 196,328 | N | Flat | | 2 to 3 | 62 | 3,065 | 3,167 | Leasehold | | |
| 11, Coniston Road, Leamington Spa, Warwickshire CV32 6PE | CV32 6PE | CV32 6 | 08/04/2020 | 187,000 | 187,127 | N | Flat | | 2 to 3 | 65 | 2,877 | 2,879 | Leasehold | | |
| Flat 13, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 15/12/2020 | 247,000 | 247,376 | N | Flat | | 2 | 66 | 3,742 | 3,748 | Leasehold | | |
| Flat 5, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 12/03/2021 | 212,500 | 214,025 | N | Flat | | 2 | 76 | 2,796 | 2,816 | Leasehold | | |
| Flat 34, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 30/10/2020 | 196,000 | 201,446 | N | Flat | | 2 | 74 | 2,649 | 2,722 | Leasehold | | |
| 8, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ | CV32 6NZ | CV32 6 | 23/10/2020 | 750,000 | 831,203 | N | Detached | | | 162 | 4,630 | 5,131 | Freehold | | |
| 4, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ | CV32 6NZ | CV32 6 | 06/03/2020 | 518,000 | 580,706 | N | Detached | | | 134 | 3,866 | 4,334 | Freehold | | |
| 23, Borrowdale Drive, Leamington Spa, Warwickshire CV32 6NY | CV32 6NY | CV32 6 | 03/11/2020 | 530,000 | 580,684 | N | Detached | | 3 to 4 | 121 | 4,380 | 4,799 | Freehold | | |
| 4, Belmont Mews, Leamington Spa, Warwickshire CV32 6NU | CV32 6NU | CV32 6 | 20/05/2020 | 230,000 | 243,113 | N | Terraced | | 2 | 60 | 3,833 | 4,052 | Freehold | | |
| 1, Ravensdale Avenue, Leamington Spa, Warwickshire CV32 6NQ | CV32 6NQ | CV32 6 | 25/01/2021 | 325,000 | 339,154 | N | Semi-detached | | 3 | 92 | 3,533 | 3,686 | Freehold | | |
| 1, Mosspaul Close, Leamington Spa, Warwickshire CV32 6NP | CV32 6NP | CV32 6 | 28/05/2021 | 515,000 | 545,315 | N | Detached | | 3 to 4 | 104 | 4,952 | 5,243 | Freehold | | |
| 4, Risdale Close, Leamington Spa, Warwickshire CV32 6NN | CV32 6NN | CV32 6 | 04/05/2021 | 555,000 | 587,670 | N | Detached | | 3 | 127 | 4,370 | 4,627 | Freehold | | |
| 10, Ullswater Avenue, Leamington Spa, Warwickshire CV32 6NH | CV32 6NH | CV32 6 | 14/12/2020 | 322,000 | 340,076 | N | Semi-detached | | 2 to 3 | 74 | 4,351 | 4,596 | Freehold | | |
| 11, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF | CV32 6NF | CV32 6 | 29/10/2020 | 370,000 | 389,262 | N | Terraced | | 2 to 3 | 78 | 4,744 | 4,991 | Freehold | | |
| 7, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF | CV32 6NF | CV32 6 | 17/02/2021 | 430,000 | 448,443 | N | Semi-detached | | 3 to 4 | 119 | 3,613 | 3,768 | Freehold | | |
| 2, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE | CV32 6NE | CV32 6 | 28/06/2021 | 365,000 | 381,913 | N | Detached | | 2 to 3 | 82 | 4,451 | 4,657 | Freehold | | |
| 5, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE | CV32 6NE | CV32 6 | 29/07/2021 | 300,000 | 313,836 | N | Semi-detached | | 2 to 3 | 74 | 4,054 | 4,241 | Freehold | | |
| 3, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 01/07/2020 | 333,145 | 359,437 | N | Terraced | | 3 | 90 | 3,702 | 3,994 | Freehold | | |
| 11, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 08/04/2020 | 295,000 | 306,968 | N | Terraced | | 2 to 3 | 78 | 3,782 | 3,935 | Freehold | | |
| 1, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 06/11/2020 | 350,000 | 363,072 | N | Terraced | | 2 to 3 | 99 | 3,535 | 3,667 | Freehold | | |
| 7, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ | CV32 6LZ | CV32 6 | 13/03/2020 | 176,500 | 179,774 | N | Flat | | 2 | 49 | 3,602 | 3,669 | Leasehold | | |
| 9, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ | CV32 6LZ | CV32 6 | 28/09/2021 | 163,000 | 161,957 | N | Flat | | 2 | 53 | 3,075 | 3,056 | Leasehold | | |
| 14, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 21/08/2020 | 215,000 | 222,161 | N | Flat | | 1 | 42 | 5,119 | 5,290 | Freehold | | |
| Flat 1, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 16/04/2021 | 277,500 | 280,126 | N | Flat | | 2 | 72 | 3,854 | 3,891 | Leasehold | | |
| 10, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 15/04/2021 | 340,000 | 343,217 | N | Flat | | 2 to 3 | 92 | 3,696 | 3,731 | Leasehold | | |
| 8, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 19/06/2020 | 322,500 | 328,161 | N | Flat | | 2 to 3 | 92 | 3,505 | 3,567 | Leasehold | | |
| Flat 10, Chestnut Court, 4, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 24/03/2021 | 182,500 | 183,810 | N | Flat | | 2 | 55 | 3,318 | 3,342 | Leasehold | | |
| Flat 6, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 23/04/2021 | 256,000 | 258,422 | N | Flat | | 2 | 86 | 2,977 | 3,005 | Leasehold | | |
| 4, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX | CV32 6LX | CV32 6 | 11/09/2020 | 345,000 | 385,441 | N | Detached | | 2 | 73 | 4,726 | 5,280 | Freehold | | |
| 5, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX | CV32 6LX | CV32 6 | 15/02/2021 | 370,000 | 394,666 | N | Detached | | 2 | 91 | 4,066 | 4,337 | Freehold | | |
| 118, Lillington Road, Leamington Spa, Warwickshire CV32 6LW | CV32 6LW | CV32 6 | 15/06/2021 | 935,250 | 978,587 | N | Detached | | | 165 | 5,668 | 5,931 | Freehold | | |
| 100a, Lillington Road, Leamington Spa, Warwickshire CV32 6LW | CV32 6LW | CV32 6 | 18/09/2020 | 982,500 | 1,097,669 | N | Detached | | | 261 | 3,764 | 4,206 | Freehold | | |
| 1, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS | CV32 6LS | CV32 6 | 30/11/2020 | 665,000 | 728,594 | N | Detached | | 3 to 4 | 150 | 4,433 | 4,857 | Freehold | | |
| 3, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS | CV32 6LS | CV32 6 | 21/05/2021 | 565,000 | 598,259 | N | Detached | | | 148 | 3,818 | 4,042 | Freehold | | |
| 29, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR | CV32 6LR | CV32 6 | 26/02/2020 | 625,000 | 713,301 | N | Detached | | 3 to 4 | 112 | 5,580 | 6,369 | Freehold | | |
| 1, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR | CV32 6LR | CV32 6 | 14/02/2020 | 900,000 | 1,027,154 | N | Detached | | | 191 | 4,710 | 5,375 | Freehold | | |
| 140, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 16/04/2021 | 650,000 | 694,563 | N | Detached | | 3 | 108 | 6,019 | 6,431 | Freehold | | |
| 166, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 25/11/2020 | 735,000 | 805,288 | N | Detached | | | 166 | 4,428 | 4,851 | Freehold | | |
| 164, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 31/03/2021 | 795,000 | 849,646 | N | Detached | | | 177 | 4,492 | 4,800 | Freehold | | |
| Flat 2, 75a, Lillington Road, Leamington Spa, Warwickshire CV32 6LJ | CV32 6LJ | CV32 6 | 25/03/2021 | 195,000 | 196,400 | N | Flat | | 2 | 67 | 2,910 | 2,931 | Leasehold | | |
| 6, Garway Close, Leamington Spa, Warwickshire CV32 6LH | CV32 6LH | CV32 6 | 11/12/2020 | 685,000 | 723,454 | N | Semi-detached | | | 171 | 4,006 | 4,231 | Freehold | | |
| 43, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 01/09/2020 | 255,000 | 270,255 | N | Terraced | | | 56 | 4,554 | 4,826 | Freehold | | |
| 36, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 16/06/2021 | 500,000 | 523,169 | N | Detached | | | 111 | 4,505 | 4,713 | Freehold | | |
| 31, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 10/02/2021 | 567,000 | 604,799 | N | Detached | | 3 | 139 | 4,079 | 4,351 | Freehold | | |
| 71, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 18/11/2020 | 615,000 | 637,969 | N | Terraced | | | 174 | 3,534 | 3,666 | Freehold | | |
| 1, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 09/04/2021 | 680,000 | 713,191 | N | Semi-detached | | | 222 | 3,063 | 3,213 | Freehold | | |
| 84, Lillington Road, Leamington Spa, Warwickshire CV32 6LE | CV32 6LE | CV32 6 | 10/08/2020 | 610,000 | 690,924 | N | Detached | | 3 to 4 | 138 | 4,420 | 5,007 | Freehold | | |
| Apartment 4, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD | CV32 6LD | CV32 6 | 10/08/2020 | 350,000 | 361,657 | N | Flat | | 2 to 3 | 95 | 3,684 | 3,807 | Leasehold | | |
| Apartment 3, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD | CV32 6LD | CV32 6 | 10/09/2020 | 255,000 | 262,275 | N | Flat | | 2 | 97 | 2,642 | 2,718 | Leasehold | | |
| Flat 7, Warren Court, Warren Close, Leamington Spa, Warwickshire CV32 6LB | CV32 6LB | CV32 6 | 28/08/2020 | 230,000 | 237,660 | N | Flat | | 2 | 64 | 3,594 | 3,713 | Leasehold | | |
| 48, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 22/02/2021 | 607,500 | 647,999 | N | Detached | | 3 | 115 | 5,283 | 5,635 | Freehold | | |
| 38, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 30/09/2020 | 590,000 | 659,160 | N | Detached | | 3 to 4 | 121 | 4,880 | 5,452 | Freehold | | |
| 34, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 07/01/2020 | 727,500 | 836,824 | N | Detached | | | 170 | 4,279 | 4,922 | Freehold | | |
| 66, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX | CV32 6JX | CV32 6 | 21/02/2020 | 371,000 | 411,097 | N | Semi-detached | | 3 | 151 | 2,457 | 2,722 | Freehold | | |
| Ladbroke, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 15/06/2021 | 396,000 | 394,167 | N | Flat | | 2 | 75 | 5,280 | 5,256 | Leasehold | | |
| Basement Flat, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 01/06/2021 | 396,000 | 394,167 | N | Flat | | 2 | 75 | 5,280 | 5,256 | Leasehold | | |
| 50a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 13/11/2020 | 550,000 | 602,596 | N | Detached | | | 140 | 3,929 | 4,304 | Freehold | | |
| Astley, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 30/01/2020 | 270,500 | 280,733 | N | Flat | | 2 | 72 | 3,757 | 3,899 | Leasehold | | |
| Thurlaston, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 23/06/2021 | 241,000 | 239,884 | N | Flat | | 2 | 75 | 3,213 | 3,198 | Leasehold | | |
| 32, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP | CV32 6JP | CV32 6 | 14/02/2020 | 280,000 | 310,262 | N | Semi-detached | | 2 to 3 | 61 | 4,590 | 5,086 | Freehold | | |
| 9, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP | CV32 6JP | CV32 6 | 24/03/2021 | 185,000 | 186,328 | N | Flat | | 2 | 55 | 3,364 | 3,388 | Leasehold | | |
| Flat 5, Raford House, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 30/04/2021 | 269,950 | 272,504 | N | Flat | | 2 to 3 | 82 | 3,292 | 3,323 | Leasehold | | |
| Flat 4, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 21/02/2020 | 185,000 | 191,144 | N | Flat | | 2 | 58 | 3,190 | 3,296 | Leasehold | | |
| Flat 6, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 13/03/2020 | 197,000 | 200,655 | N | Flat | | 2 | 69 | 2,861 | 2,914 | Leasehold | | |
| Apartment 2, Victoria Court, 31, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG | CV32 6JG | CV32 6 | 28/04/2020 | 600,000 | 600,406 | N | Flat | | | 130 | 4,615 | 4,619 | Leasehold | | |
| 45, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG | CV32 6JG | CV32 6 | 21/01/2021 | 1,270,000 | 1,357,508 | N | Detached | | | 490 | 2,592 | 2,770 | Freehold | | |
| 27a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 24/07/2020 | 604,000 | 687,848 | N | Detached | | | 194 | 3,113 | 3,546 | Freehold | | |
| Flat 3, Buckingham Lodge, 23, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 26/01/2021 | 285,000 | 282,916 | N | Flat | | 2 to 3 | 85 | 3,353 | 3,328 | Leasehold | | |
| Flat 3, Orchard Court, 27, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 03/08/2021 | 174,000 | 173,740 | N | Flat | | 2 | 66 | 2,636 | 2,632 | Leasehold | | |
| Flat 9, Concord House, 18, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JB | CV32 6JB | CV32 6 | 18/09/2020 | 220,000 | 226,277 | N | Flat | | 2 | 68 | 3,235 | 3,328 | Leasehold | | |
| Flat 17, Cleveland Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JA | CV32 6JA | CV32 6 | 05/02/2021 | 210,000 | 209,487 | N | Flat | | 2 | 87 | 2,414 | 2,408 | Leasehold | | |
| 9, Fryer Avenue, Leamington Spa, Warwickshire CV32 6HY | CV32 6HY | CV32 6 | 18/12/2020 | 878,000 | 950,684 | N | Detached | | | 200 | 4,390 | 4,753 | Freehold | | |
| 9, Burman Close, Leamington Spa, Warwickshire CV32 6HU | CV32 6HU | CV32 6 | 17/12/2020 | 495,000 | 535,978 | N | Detached | | | 154 | 3,214 | 3,480 | Freehold | | |
| | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 8, Eaton Close, Leamington Spa, Warwickshire CV32 6HR | CV32 6HR | CV32 6 | 02/11/2020 | 610,000 | 668,334 | N | Detached | | | 170 | 3,588 | 3,931 | Freehold | | |
| Flat 118, Northumberland Court, Northumberland Road, Leamington Spa, Warwickshire CV32 6HN | CV32 6HN | CV32 6 | 03/06/2020 | 253,000 | 257,441 | N | Flat | | 2 | 92 | 2,750 | 2,798 | Leasehold | | |
| 39, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF | CV32 6HF | CV32 6 | 12/03/2020 | 1,260,000 | 1,412,527 | N | Detached | | | 243 | 5,185 | 5,813 | Freehold | | |
| 65, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF | CV32 6HF | CV32 6 | 29/05/2020 | 810,000 | 871,979 | N | Semi-detached | | | 166 | 4,880 | 5,253 | Freehold | | |
| 15, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE | CV32 6HE | CV32 6 | 10/02/2021 | 950,000 | 1,013,331 | N | Detached | | 3 to 4 | 226 | 4,204 | 4,484 | Freehold | | |
| 3, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE | CV32 6HE | CV32 6 | 22/03/2021 | 1,223,000 | 1,279,851 | N | Semi-detached | | | 309 | 3,958 | 4,142 | Freehold | | |
| 6, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA | CV32 6HA | CV32 6 | 17/09/2020 | 1,115,000 | 1,211,605 | N | Semi-detached | | | 241 | 4,625 | 5,026 | Freehold | | |
| 2, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA | CV32 6HA | CV32 6 | 30/06/2021 | 850,000 | 875,580 | N | Semi-detached | | | 175 | 4,857 | 5,003 | Freehold | | |
| 20, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ | CV32 6EZ | CV32 6 | 25/03/2021 | 450,000 | 470,918 | N | Semi-detached | | 3 | 91 | 4,945 | 5,175 | Freehold | | |
| 28, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ | CV32 6EZ | CV32 6 | 29/06/2020 | 730,000 | 808,112 | N | Detached | | | 164 | 4,451 | 4,928 | Freehold | | |
| 15, Freemans Close, Leamington Spa, Warwickshire CV32 6EY | CV32 6EY | CV32 6 | 07/02/2020 | 481,000 | 548,957 | N | Detached | | 3 | 101 | 4,762 | 5,435 | Freehold | | |
| 9, Freemans Close, Leamington Spa, Warwickshire CV32 6EY | CV32 6EY | CV32 6 | 25/02/2021 | 550,000 | 573,591 | N | Semi-detached | | | 134 | 4,104 | 4,281 | Freehold | | |
| 35, Gaveston Road, Leamington Spa, Warwickshire CV32 6EX | CV32 6EX | CV32 6 | 26/06/2020 | 675,000 | 712,695 | N | Terraced | | | 95 | 7,105 | 7,502 | Freehold | | |
| 32, Gaveston Road, Leamington Spa, Warwickshire CV32 6EU | CV32 6EU | CV32 6 | 01/12/2020 | 785,000 | 802,368 | N | Terraced | | | 179 | 4,385 | 4,483 | Freehold | | |
| 61, Greatheed Road, Leamington Spa, Warwickshire CV32 6ET | CV32 6ET | CV32 6 | 28/06/2021 | 670,000 | 671,263 | N | Terraced | | 3 to 4 | 126 | 5,317 | 5,327 | Freehold | | |
| 70, Greatheed Road, Leamington Spa, Warwickshire CV32 6ET | CV32 6ET | CV32 6 | 25/06/2021 | 700,000 | 732,436 | N | Detached | | | 169 | 4,142 | 4,334 | Freehold | | |
| The Hollies, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 05/10/2020 | 357,500 | 376,111 | N | Terraced | | 2 to 3 | 81 | 4,414 | 4,643 | Freehold | | |
| 11, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 03/03/2020 | 185,000 | 188,432 | N | Flat | | 2 to 3 | 73 | 2,534 | 2,581 | Leasehold | | |
| 2, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 07/02/2020 | 185,600 | 191,764 | N | Flat | | 2 to 3 | 78 | 2,379 | 2,459 | Leasehold | | |
| 91, Acacia Road, Leamington Spa, Warwickshire CV32 6EG | CV32 6EG | CV32 6 | 26/03/2021 | 180,000 | 181,292 | N | Flat | | 3 | 64 | 2,813 | 2,833 | Leasehold | | |
| 31, Acacia Road, Leamington Spa, Warwickshire CV32 6EF | CV32 6EF | CV32 6 | 28/09/2021 | 695,144 | 695,590 | N | Terraced | | 3 to 4 | 142 | 4,895 | 4,899 | Freehold | | |
| 11, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE | CV32 6EE | CV32 6 | 11/12/2020 | 360,000 | 367,965 | N | Terraced | | 2 to 3 | 74 | 4,865 | 4,973 | Freehold | | |
| 27, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE | CV32 6EE | CV32 6 | 02/09/2020 | 380,000 | 402,733 | N | Terraced | | 3 | 93 | 4,086 | 4,330 | Freehold | | |
| 4, The Spinney, Leamington Spa, Warwickshire CV32 6ED | CV32 6ED | CV32 6 | 16/09/2020 | 302,500 | 320,596 | N | Terraced | | 3 to 4 | 101 | 2,995 | 3,174 | Freehold | | |
| 249, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 18/06/2021 | 420,000 | 432,639 | N | Semi-detached | | 3 to 4 | 109 | 3,853 | 3,969 | Freehold | | |
| 259, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 24/02/2020 | 429,000 | 465,014 | N | Terraced | | | 125 | 3,432 | 3,720 | Freehold | | |
| 251, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 19/03/2021 | 440,000 | 447,921 | N | Terraced | | | 121 | 3,636 | 3,702 | Freehold | | |
| Flat 1, 275, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 23/03/2020 | 289,000 | 294,362 | N | Flat | | 2 to 3 | 93 | 3,108 | 3,165 | Leasehold | | |
| 8, Westgrove Terrace, Leamington Spa, Warwickshire CV32 6EA | CV32 6EA | CV32 6 | 05/01/2021 | 387,500 | 404,375 | N | Semi-detached | | 3 | 99 | 3,914 | 4,085 | Freehold | | |
| Flat 1, 243, Rugby Road, Leamington Spa, Warwickshire CV32 6DY | CV32 6DY | CV32 6 | 18/12/2020 | 220,000 | 220,335 | N | Flat | | 2 | 57 | 3,872 | 3,878 | Leasehold | | |
| Flat 4, Cliffe Court, Rugby Road, Leamington Spa, Warwickshire CV32 6DW | CV32 6DW | CV32 6 | 01/04/2021 | 154,000 | 155,457 | N | Flat | | 1 | 42 | 3,667 | 3,701 | Leasehold | | |
| 198, Rugby Road, Leamington Spa, Warwickshire CV32 6DU | CV32 6DU | CV32 6 | 27/11/2020 | 750,000 | 778,010 | N | Terraced | | | 251 | 2,988 | 3,100 | Freehold | | |
| 175, Rugby Road, Leamington Spa, Warwickshire CV32 6DR | CV32 6DR | CV32 6 | 09/02/2021 | 560,000 | 567,046 | N | Terraced | | | 174 | 3,218 | 3,259 | Freehold | | |
| 2, The Old Stone Yard, 74, Rugby Road, Leamington Spa, Warwickshire CV32 6DQ | CV32 6DQ | CV32 6 | 09/02/2021 | 335,000 | 334,182 | N | Flat | | 2 to 3 | 80 | 4,202 | 4,191 | Leasehold | | |
| 171, Rugby Road, Leamington Spa, Warwickshire CV32 6DP | CV32 6DP | CV32 6 | 15/12/2020 | 622,500 | 636,273 | N | Terraced | | | 155 | 4,016 | 4,105 | Freehold | | |
| 6, St Marks Road, Leamington Spa, Warwickshire CV32 6DL | CV32 6DL | CV32 6 | 25/08/2021 | 1,080,000 | 1,083,305 | N | Terraced | | | 232 | 4,648 | 4,662 | Freehold | | |
| 147, Rugby Road, Leamington Spa, Warwickshire CV32 6DJ | CV32 6DJ | CV32 6 | 17/02/2020 | 815,000 | 883,417 | N | Terraced | | | 207 | 3,937 | 4,268 | Freehold | | |
| 117, Rugby Road, Leamington Spa, Warwickshire CV32 6DH | CV32 6DH | CV32 6 | 04/11/2020 | 580,000 | 601,661 | N | Terraced | | 3 to 4 | 134 | 4,328 | 4,490 | Freehold | | |
| 121, Rugby Road, Leamington Spa, Warwickshire CV32 6DH | CV32 6DH | CV32 6 | 26/05/2020 | 270,000 | 285,394 | N | Terraced | | 2 to 3 | 112 | 2,411 | 2,548 | Freehold | | |
| 50, Rugby Road, Leamington Spa, Warwickshire CV32 6DG | CV32 6DG | CV32 6 | 03/07/2020 | 690,000 | 744,455 | N | Terraced | | | 163 | 4,233 | 4,567 | Freehold | | |
| 65, Rugby Road, Leamington Spa, Warwickshire CV32 6DF | CV32 6DF | CV32 6 | 10/08/2020 | 235,000 | 251,238 | N | Terraced | | 2 | 49 | 4,796 | 5,127 | Freehold | | |
| 31, Stephenson Close, Leamington Spa, Warwickshire CV32 6BS | CV32 6BS | CV32 6 | 05/02/2021 | 500,000 | 533,332 | N | Detached | | | 120 | 4,167 | 4,444 | Freehold | | |
| 1, St Albans Close, Leamington Spa, Warwickshire CV32 6BP | CV32 6BP | CV32 6 | 21/01/2021 | 570,000 | 609,275 | N | Detached | | 3 to 4 | 120 | 4,750 | 5,077 | Freehold | | |
| 7, St Albans Close, Leamington Spa, Warwickshire CV32 6BP | CV32 6BP | CV32 6 | 29/07/2020 | 435,000 | 495,388 | N | Detached | | 3 to 4 | 112 | 3,884 | 4,423 | Freehold | | |
| 21, Kingland Drive, Leamington Spa, Warwickshire CV32 6BL | CV32 6BL | CV32 6 | 20/05/2021 | 464,000 | 491,313 | N | Detached | | | 117 | 3,966 | 4,199 | Freehold | | |
| 21, Riversleigh Road, Leamington Spa, Warwickshire CV32 6BG | CV32 6BG | CV32 6 | 01/04/2021 | 415,000 | 443,452 | N | Detached | | 3 | 97 | 4,270 | 4,562 | Freehold | | |
| 12, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 19/03/2021 | 355,000 | 371,502 | N | Semi-detached | | 2 to 3 | 90 | 3,944 | 4,128 | Freehold | | |
| 4, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 07/04/2021 | 350,000 | 367,083 | N | Semi-detached | | 3 | 103 | 3,398 | 3,564 | Freehold | | |
| 18, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 01/04/2021 | 315,000 | 321,390 | N | Terraced | | 2 to 3 | 102 | 3,088 | 3,151 | Freehold | | |
| 22, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 29/06/2021 | 283,500 | 284,034 | N | Terraced | | 2 to 3 | 113 | 2,509 | 2,514 | Freehold | | |
| 16, Albert Street, Leamington Spa, Warwickshire CV32 6BB | CV32 6BB | CV32 6 | 11/01/2021 | 320,000 | 342,049 | N | Detached | | 3 | 76 | 4,197 | 4,486 | Freehold | | |
| 21, Albert Street, Leamington Spa, Warwickshire CV32 6BB | CV32 6BB | CV32 6 | 04/12/2020 | 210,000 | 221,789 | N | Semi-detached | | 3 to 4 | 95 | 2,211 | 2,335 | Freehold | | |
| 23, Old Milverton Road, Leamington Spa, Warwickshire CV32 6BA | CV32 6BA | CV32 6 | 26/03/2021 | 338,000 | 344,084 | N | Terraced | | 3 | 79 | 4,278 | 4,356 | Freehold | | |
| 7, Rock Mill, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AZ | CV32 6AZ | CV32 6 | 05/02/2021 | 457,000 | 455,885 | N | Flat | | 2 to 3 | 115 | 3,974 | 3,964 | Leasehold | | |
| 21, Edward Street, Leamington Spa, Warwickshire CV32 6AX | CV32 6AX | CV32 6 | 09/04/2021 | 272,000 | 277,518 | N | Terraced | | 2 to 3 | 85 | 3,200 | 3,265 | Freehold | | |
| 36, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 04/12/2020 | 326,679 | 345,018 | N | Semi-detached | | 3 | 79 | 4,135 | 4,367 | Freehold | | |
| 38, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 12/10/2020 | 342,500 | 370,101 | N | Semi-detached | | 2 to 3 | 88 | 3,892 | 4,206 | Freehold | | |
| 18, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 13/02/2020 | 267,500 | 296,411 | N | Semi-detached | | 3 to 4 | 83 | 3,223 | 3,571 | Freehold | | |
| 61, Quarry Street, Leamington Spa, Warwickshire CV32 6AS | CV32 6AS | CV32 6 | 11/02/2021 | 332,500 | 346,762 | N | Semi-detached | | 3 | 79 | 4,209 | 4,389 | Freehold | | |
| 21, Quarry Street, Leamington Spa, Warwickshire CV32 6AS | CV32 6AS | CV32 6 | 08/10/2021 | 388,500 | 380,834 | N | Terraced | | 2 to 3 | 93 | 4,177 | 4,095 | Freehold | | |
| 99, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ | CV32 6AQ | CV32 6 | 18/12/2020 | 492,500 | 520,148 | N | Semi-detached | | 2 to 3 | 95 | 5,184 | 5,475 | Freehold | | |
| 103, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ | CV32 6AQ | CV32 6 | 20/11/2020 | 380,000 | 406,226 | N | Semi-detached | | 3 | 88 | 4,318 | 4,616 | Freehold | | |
| 11, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP | CV32 6AP | CV32 6 | 27/04/2021 | 525,000 | 535,650 | N | Terraced | | 2 to 3 | 124 | 4,237 | 4,323 | Freehold | | |
| 5, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP | CV32 6AP | CV32 6 | 19/03/2021 | 520,000 | 555,743 | N | Detached | | 3 | 135 | 3,852 | 4,117 | Freehold | | |
| 11, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL | CV32 6AL | CV32 6 | 21/08/2020 | 285,000 | 322,809 | N | Detached | | 2 to 3 | 86 | 3,314 | 3,754 | Freehold | | |
| 9, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL | CV32 6AL | CV32 6 | 05/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 to 3 | 86 | 2,965 | 3,002 | Freehold | | |
| 33, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AG | CV32 6AG | CV32 6 | 01/12/2020 | 335,000 | 353,806 | N | Semi-detached | | | 135 | 2,481 | 2,621 | Freehold | | |
| 34, Princes Drive, Leamington Spa, Warwickshire CV32 6AF | CV32 6AF | CV32 6 | 23/10/2020 | 335,000 | 361,997 | N | Semi-detached | | 3 | 96 | 3,490 | 3,771 | Freehold | | |
| 46, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 12/03/2021 | 896,000 | 957,588 | N | Detached | | | 153 | 5,856 | 6,259 | Freehold | | |
| Flat 2, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 15/02/2021 | 190,000 | 189,536 | N | Flat | | 1 | 51 | 3,725 | 3,716 | Leasehold | | |
| Flat 4, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 23/04/2021 | 235,000 | 237,224 | N | Flat | | 2 | 96 | 2,448 | 2,471 | Leasehold | | |
| | | CV32 6 Average | | | | | | | | | | 4,299 | | | |
| 35c, Lillington Road, Leamington Spa, Warwickshire CV32 5YS | CV32 5YS | CV32 5 | 12/06/2020 | 495,000 | 522,643 | N | Terraced | | | 126 | 3,929 | 4,148 | Freehold | | |
| 9, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 27/03/2020 | 330,000 | 352,421 | N | Terraced | | 2 | 73 | 4,517 | 4,824 | Freehold | | |
| 14, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 16/09/2020 | 300,000 | 317,947 | N | Terraced | | 2 | 78 | 3,846 | 4,076 | Freehold | | |
| 28, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 26/03/2021 | 325,000 | 330,850 | N | Terraced | | 2 to 3 | 84 | 3,869 | 3,939 | Freehold | | |
| 18, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 06/05/2021 | 295,000 | 299,868 | N | Terraced | | 2 to 3 | 81 | 3,624 | 3,684 | Freehold | | |
| 32, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 28/08/2020 | 300,000 | 320,729 | N | Terraced | | 3 | 109 | 2,752 | 2,942 | Freehold | | |
| 24, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 17/09/2020 | 385,000 | 408,032 | N | Terraced | | 2 | 77 | 5,000 | 5,299 | Freehold | | |
| 25, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 04/09/2020 | 388, | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 35, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 17/07/2020 | 350,000 | 377,622 | N | Terraced | | 3 | 89 | 3,933 | 4,243 | Freehold | | |
| 4, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 15/03/2021 | 359,950 | 384,692 | N | Detached | | 2 to 3 | 92 | 3,913 | 4,181 | Freehold | | |
| 10, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 22/01/2021 | 340,000 | 344,024 | N | Terraced | | 2 to 3 | 86 | 3,953 | 4,000 | Freehold | | |
| 7, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 20/08/2021 | 250,000 | 250,765 | N | Terraced | | 2 | 81 | 3,086 | 3,096 | Freehold | | |
| 10, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 16/09/2020 | 300,000 | 317,947 | N | Terraced | | 2 to 3 | 68 | 4,412 | 4,676 | Freehold | | |
| 4, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 16/02/2021 | 314,000 | 317,951 | N | Terraced | | 2 | 71 | 4,423 | 4,478 | Freehold | | |
| 19, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 28/08/2020 | 300,000 | 328,791 | N | Semi-detached | | 2 to 3 | 74 | 4,054 | 4,443 | Freehold | | |
| 23, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 06/11/2020 | 380,000 | 394,192 | N | Terraced | | 3 | 92 | 4,130 | 4,285 | Freehold | | |
| 24, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 23/03/2021 | 345,000 | 351,210 | N | Terraced | | 2 to 3 | 144 | 2,396 | 2,439 | Freehold | | |
| 60, Villiers Street, Leamington Spa, Warwickshire CV32 5YF | CV32 5YF | CV32 5 | 08/10/2020 | 324,995 | 351,186 | N | Semi-detached | | 3 | 93 | 3,495 | 3,776 | Freehold | | |
| 46, Villiers Street, Leamington Spa, Warwickshire CV32 5YF | CV32 5YF | CV32 5 | 24/03/2021 | 525,000 | 549,405 | N | Semi-detached | | | 147 | 3,571 | 3,737 | Freehold | | |
| 122, Villiers Street, Leamington Spa, Warwickshire CV32 5YE | CV32 5YE | CV32 5 | 10/03/2020 | 305,000 | 325,722 | N | Terraced | | 3 | 89 | 3,427 | 3,660 | Freehold | | |
| 3, Sheepcote Close, Leamington Spa, Warwickshire CV32 5YD | CV32 5YD | CV32 5 | 03/07/2020 | 400,000 | 440,725 | N | Semi-detached | | 3 | 104 | 3,846 | 4,238 | Freehold | | |
| 7, North Villiers Street, Leamington Spa, Warwickshire CV32 5XZ | CV32 5XZ | CV32 5 | 25/03/2020 | 346,000 | 369,508 | N | Terraced | | 2 | 82 | 4,220 | 4,506 | Freehold | | |
| 40, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 26/03/2021 | 338,000 | 344,084 | N | Terraced | | 2 to 3 | 82 | 4,122 | 4,196 | Freehold | | |
| 35, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 09/10/2020 | 310,000 | 334,982 | N | Semi-detached | | 2 to 3 | 81 | 3,827 | 4,136 | Freehold | | |
| 32, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 20/03/2020 | 300,000 | 320,383 | N | Terraced | | 2 | 82 | 3,645 | 3,893 | Freehold | | |
| 31, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 03/03/2021 | 513,400 | 522,642 | N | Terraced | | 3 | 107 | 4,798 | 4,885 | Freehold | | |
| 17, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 27/11/2020 | 486,000 | 504,151 | N | Terraced | | 3 to 4 | 104 | 4,673 | 4,848 | Freehold | | |
| 11, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 21/06/2021 | 400,000 | 400,754 | N | Terraced | | 2 to 3 | 95 | 4,211 | 4,218 | Freehold | | |
| 31, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 30/09/2021 | 332,500 | 332,714 | N | Terraced | | 2 to 3 | 62 | 5,363 | 5,366 | Freehold | | |
| 19, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 27/11/2020 | 288,000 | 298,756 | N | Terraced | | 2 | 73 | 3,945 | 4,093 | Freehold | | |
| 27, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 12/04/2021 | 295,000 | 300,984 | N | Terraced | | 2 | 75 | 3,933 | 4,013 | Freehold | | |
| 1, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 18/12/2020 | 278,500 | 284,662 | N | Terraced | | 2 to 3 | 78 | 3,571 | 3,650 | Freehold | | |
| 5, Campion Road, Leamington Spa, Warwickshire CV32 5XQ | CV32 5XQ | CV32 5 | 12/04/2021 | 400,000 | 408,114 | N | Terraced | | 3 | 90 | 4,444 | 4,535 | Freehold | | |
| 10, Campion Road, Leamington Spa, Warwickshire CV32 5XQ | CV32 5XQ | CV32 5 | 17/06/2021 | 625,450 | 626,629 | N | Terraced | | 3 to 4 | 140 | 4,468 | 4,476 | Freehold | | |
| 32, Granville Street, Leamington Spa, Warwickshire CV32 5XN | CV32 5XN | CV32 5 | 17/07/2020 | 503,600 | 543,344 | N | Terraced | | 3 | 111 | 4,541 | 4,899 | Freehold | | |
| 44, Granville Street, Leamington Spa, Warwickshire CV32 5XN | CV32 5XN | CV32 5 | 29/09/2021 | 522,000 | 522,335 | N | Terraced | | 3 to 4 | 124 | 4,210 | 4,212 | Freehold | | |
| 14, Hazel Close, Leamington Spa, Warwickshire CV32 5XL | CV32 5XL | CV32 5 | 09/01/2020 | 325,000 | 362,529 | N | Semi-detached | | 2 to 3 | 80 | 4,063 | 4,532 | Freehold | | |
| 15, Hazel Close, Leamington Spa, Warwickshire CV32 5XL | CV32 5XL | CV32 5 | 27/11/2020 | 350,000 | 374,156 | N | Semi-detached | | 3 | 100 | 3,500 | 3,742 | Freehold | | |
| 20, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 10/07/2020 | 485,000 | 523,276 | N | Terraced | | 3 | 92 | 5,272 | 5,688 | Freehold | | |
| 31, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 18/02/2021 | 509,500 | 515,911 | N | Terraced | | 3 | 106 | 4,807 | 4,867 | Freehold | | |
| 19, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 11/12/2020 | 521,500 | 533,038 | N | Terraced | | 3 | 115 | 4,535 | 4,635 | Freehold | | |
| 25, Campion Road, Leamington Spa, Warwickshire CV32 5XF | CV32 5XF | CV32 5 | 21/05/2021 | 497,000 | 505,202 | N | Terraced | | | 112 | 4,438 | 4,511 | Freehold | | |
| 41, Campion Road, Leamington Spa, Warwickshire CV32 5XF | CV32 5XF | CV32 5 | 09/09/2020 | 450,000 | 488,989 | N | Semi-detached | | 3 | 121 | 3,719 | 4,041 | Freehold | | |
| 79, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 17/02/2020 | 192,000 | 198,377 | N | Flat | | 2 | 48 | 4,000 | 4,133 | Leasehold | | |
| 67, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 24/09/2021 | 194,000 | 192,759 | N | Flat | | 2 | 52 | 3,731 | 3,707 | Leasehold | | |
| 91, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 11/12/2020 | 186,500 | 186,784 | N | Flat | | 2 | 53 | 3,519 | 3,524 | Leasehold | | |
| 15, Campion Green, Leamington Spa, Warwickshire CV32 5XD | CV32 5XD | CV32 5 | 27/11/2020 | 430,000 | 459,677 | N | Semi-detached | | 3 | 95 | 4,526 | 4,839 | Freehold | | |
| 1, Hurley Close, Leamington Spa, Warwickshire CV32 5XB | CV32 5XB | CV32 5 | 17/11/2020 | 345,000 | 368,811 | N | Semi-detached | | 2 to 3 | 84 | 4,107 | 4,391 | Freehold | | |
| 11, Hurley Close, Leamington Spa, Warwickshire CV32 5XB | CV32 5XB | CV32 5 | 16/07/2020 | 323,000 | 355,885 | N | Semi-detached | | 2 to 3 | 85 | 3,800 | 4,187 | Freehold | | |
| 6, Pleasant Way, Leamington Spa, Warwickshire CV32 5XA | CV32 5XA | CV32 5 | 24/11/2020 | 225,000 | 240,529 | N | Semi-detached | | 2 | 53 | 4,245 | 4,538 | Freehold | | |
| 16, Keir Close, Leamington Spa, Warwickshire CV32 5WE | CV32 5WE | CV32 5 | 14/05/2021 | 273,000 | 284,441 | N | Semi-detached | | 2 to 3 | 77 | 3,545 | 3,694 | Freehold | | |
| 7, Keir Close, Leamington Spa, Warwickshire CV32 5WE | CV32 5WE | CV32 5 | 07/10/2020 | 270,000 | 291,759 | N | Semi-detached | | 3 to 4 | 100 | 2,700 | 2,918 | Freehold | | |
| 1, Berenska Drive, Leamington Spa, Warwickshire CV32 5WB | CV32 5WB | CV32 5 | 30/06/2021 | 347,250 | 357,700 | N | Semi-detached | | 3 | 108 | 3,215 | 3,312 | Freehold | | |
| 43, Wathen Road, Leamington Spa, Warwickshire CV32 5UY | CV32 5UY | CV32 5 | 04/09/2020 | 495,000 | 524,612 | N | Terraced | | 3 | 133 | 3,722 | 3,944 | Freehold | | |
| 18, Wathen Road, Leamington Spa, Warwickshire CV32 5UX | CV32 5UX | CV32 5 | 10/08/2020 | 460,000 | 491,784 | N | Terraced | | 3 to 4 | 102 | 4,510 | 4,821 | Freehold | | |
| 22, Wathen Road, Leamington Spa, Warwickshire CV32 5UX | CV32 5UX | CV32 5 | 26/02/2021 | 495,000 | 501,228 | N | Terraced | | 3 to 4 | 116 | 4,267 | 4,321 | Freehold | | |
| 6, Wootton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UU | CV32 5UU | CV32 5 | 30/03/2021 | 560,000 | 570,081 | N | Terraced | | 3 to 4 | 158 | 3,544 | 3,608 | Freehold | | |
| 13, Waller Street, Leamington Spa, Warwickshire CV32 5UR | CV32 5UR | CV32 5 | 02/10/2020 | 456,000 | 479,739 | N | Terraced | | 3 | 89 | 5,124 | 5,390 | Freehold | | |
| 10, Waller Street, Leamington Spa, Warwickshire CV32 5UR | CV32 5UR | CV32 5 | 03/02/2020 | 420,000 | 465,392 | N | Semi-detached | | 2 to 3 | 91 | 4,615 | 5,114 | Freehold | | |
| Flat 17, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 10/02/2020 | 215,000 | 222,140 | N | Flat | | 2 | 64 | 3,359 | 3,471 | Leasehold | | |
| Flat 21, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 02/06/2021 | 220,000 | 218,982 | N | Flat | | 2 | 65 | 3,385 | 3,369 | Leasehold | | |
| Flat 34, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 23/04/2021 | 220,000 | 222,082 | N | Flat | | 2 | 70 | 3,143 | 3,173 | Leasehold | | |
| Flat 15, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 21/02/2021 | 190,000 | 189,536 | N | Flat | | 2 | 64 | 2,969 | 2,962 | Leasehold | | |
| Flat 30, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 21/10/2020 | 195,000 | 200,418 | N | Flat | | 2 | 70 | 2,786 | 2,863 | Leasehold | | |
| Flat 38, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 30/09/2020 | 169,000 | 173,822 | N | Flat | | 2 | 71 | 2,380 | 2,448 | Leasehold | | |
| 27, Waller Street, Leamington Spa, Warwickshire CV32 5UP | CV32 5UP | CV32 5 | 21/01/2021 | 540,000 | 546,392 | N | Terraced | | 3 to 4 | 97 | 5,545 | 5,611 | Freehold | | |
| 21, Waller Street, Leamington Spa, Warwickshire CV32 5UP | CV32 5UP | CV32 5 | 25/03/2021 | 531,000 | 540,559 | N | Terraced | | 3 to 4 | 137 | 3,876 | 3,946 | Freehold | | |
| 30, Dereham Court, Leamington Spa, Warwickshire CV32 5UN | CV32 5UN | CV32 5 | 18/01/2021 | 185,000 | 183,647 | N | Flat | | 2 | 71 | 2,622 | 2,603 | Leasehold | | |
| 12, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UJ | CV32 5UJ | CV32 5 | 12/01/2021 | 835,000 | 871,364 | N | Semi-detached | | | 280 | 2,982 | 3,112 | Freehold | | |
| 3, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UF | CV32 5UF | CV32 5 | 31/07/2020 | 1,600,000 | 1,822,115 | N | Detached | | | 520 | 3,077 | 3,504 | Freehold | | |
| 6, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UA | CV32 5UA | CV32 5 | 21/02/2020 | 650,000 | 704,566 | N | Terraced | | | 215 | 3,023 | 3,277 | Freehold | | |
| 4, Pembroke Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5TT | CV32 5TT | CV32 5 | 03/02/2021 | 192,500 | 192,030 | N | Flat | | 2 | 70 | 2,750 | 2,743 | Leasehold | | |
| 1, Morton House, Morton Street, Leamington Spa, Warwickshire CV32 5TR | CV32 5TR | CV32 5 | 24/07/2020 | 185,000 | 191,202 | N | Flat | | | 36 | 5,139 | 5,311 | Leasehold | | |
| 14b, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL | CV32 5TL | CV32 5 | 27/03/2020 | 955,000 | 1,041,467 | N | Semi-detached | | | 307 | 3,111 | 3,392 | Freehold | | |
| Flat 3, Hunters Reach, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL | CV32 5TL | CV32 5 | 09/07/2021 | 275,000 | 279,206 | N | Flat | | 2 | 84 | 3,274 | 3,324 | Leasehold | | |
| Flat 10, Grosvenor Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TF | CV32 5TF | CV32 5 | 04/02/2021 | 247,500 | 246,896 | N | Flat | | 2 | 64 | 3,867 | 3,858 | Leasehold | | |
| 57, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TB | CV32 5TB | CV32 5 | 16/01/2020 | 1,480,000 | 1,616,487 | N | Terraced | | | 335 | 4,418 | 4,825 | Freehold | | |
| 24, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA | CV32 5TA | CV32 5 | 14/12/2020 | 1,080,000 | 1,103,895 | N | Terraced | | | 242 | 4,463 | 4,562 | Freehold | | |
| 32, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA | CV32 5TA | CV32 5 | 11/01/2021 | 1,005,000 | 1,016,895 | N | Terraced | | | 250 | 4,020 | 4,068 | Freehold | | |
| 2b, Morrell Street, Leamington Spa, Warwickshire CV32 5SZ | CV32 5SZ | CV32 5 | 13/07/2021 | 260,000 | 266,299 | N | Terraced | | 2 | 63 | 4,127 | 4,227 | Leasehold | | |
| 37, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 26/05/2021 | 252,500 | 263,082 | N | Semi-detached | | 2 to 3 | 55 | 4,591 | 4,783 | Freehold | | |
| 7, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 21/01/2020 | 545,000 | 607,933 | N | Semi-detached | | 2 to 3 | 173 | 3,150 | 3,514 | Freehold | | |
| 56, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 27/05/2020 | 305,000 | 322,390 | N | Terraced | | 2 to 3 | 124 | 2,460 | 2,600 | Freehold | | |
| Flat 4, 12, Clarendon Street, Leamington Spa, Warwickshire CV32 5ST | CV32 5ST | CV32 5 | 31/01/2020 | 225,000 | 233,512 | N | Flat | | 2 | 72 | 3,112 | 3,230 | Leasehold | | |
| 6, Clarendon Street, Leamington Spa, Warwickshire CV32 5SR | CV32 5SR | CV32 5 | 29/03/2021 | 840,000 | 855,121 | N | Terraced | | | 226 | 3,717 | 3,784 | Freehold | | |
| Flat 1, 18, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ | CV32 5SQ | CV32 5 | 21/07/2021 | 337,000 | 342,154 | N | Flat | | 2 | 100 | 3,370 | 3,422 | Leasehold | | |
| 2, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ | CV32 5SQ | CV32 5 | 04/08/2020 | 500,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 7, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RZ | CV32 5RZ | CV32 5 | 03/08/2021 | 148,000 | 147,779 | N | Flat | | 2 | 61 | 2,426 | 2,423 | Leasehold | | |
| 58, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX | CV32 5RX | CV32 5 | 12/05/2021 | 2,330,000 | 2,427,647 | N | Semi-detached | | | 465 | 5,012 | 5,222 | Freehold | | |
| Flat 2, 54, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX | CV32 5RX | CV32 5 | 26/03/2021 | 270,000 | 271,938 | N | Flat | | 2 | 76 | 3,553 | 3,578 | Leasehold | | |
| 20, Binswood Street, Leamington Spa, Warwickshire CV32 5RN | CV32 5RN | CV32 5 | 20/08/2021 | 165,000 | 164,754 | N | Flat | | 2 to 3 | 52 | 3,146 | 3,141 | Leasehold | | |
| 54, Binswood Street, Leamington Spa, Warwickshire CV32 5RN | CV32 5RN | CV32 5 | 29/10/2020 | 150,000 | 154,168 | N | Flat | | 2 | 58 | 2,593 | 2,665 | Leasehold | | |
| The Coach House, Hall Road, Leamington Spa, Warwickshire CV32 5RA | CV32 5RA | CV32 5 | 30/03/2021 | 660,000 | 671,881 | N | Terraced | | | 128 | 5,156 | 5,249 | Freehold | | |
| Flat A, 33, Clarendon Square, Leamington Spa, Warwickshire CV32 5QY | CV32 5QY | CV32 5 | 08/11/2021 | 267,500 | 267,500 | N | Flat | | 1 | 40 | 6,688 | 6,688 | Leasehold | | |
| Flat 2, 15, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT | CV32 5QT | CV32 5 | 18/09/2020 | 372,000 | 382,613 | N | Flat | | 2 to 3 | 100 | 3,720 | 3,826 | Leasehold | | |
| Flat 2, 16, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT | CV32 5QT | CV32 5 | 17/12/2020 | 287,000 | 287,437 | N | Flat | | 2 to 3 | 81 | 3,543 | 3,549 | Leasehold | | |
| Flat 8, 10, Clarendon Place, Leamington Spa, Warwickshire CV32 5QN | CV32 5QN | CV32 5 | 18/09/2020 | 205,000 | 210,849 | N | Flat | | 1 | 61 | 3,361 | 3,457 | Leasehold | | |
| 17, Imperial Place, Leamington Spa, Warwickshire CV32 5PU | CV32 5PU | CV32 5 | 27/08/2021 | 280,000 | 280,857 | N | Terraced | | 2 | 36 | 7,778 | 7,802 | Freehold | | |
| 14, Imperial Place, Leamington Spa, Warwickshire CV32 5PU | CV32 5PU | CV32 5 | 01/04/2021 | 280,000 | 282,649 | N | Flat | | 2 | 109 | 2,569 | 2,593 | Leasehold | | |
| Apartment 14, Villiers House, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PR | CV32 5PR | CV32 5 | 16/11/2020 | 187,500 | 190,026 | N | Flat | | | 37 | 5,068 | 5,136 | Leasehold | | |
| Apartment 25, The Space, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PP | CV32 5PP | CV32 5 | 05/07/2021 | 217,000 | 220,319 | N | Flat | | 2 | 76 | 2,855 | 2,899 | Leasehold | | |
| Apartment 42, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 03/08/2020 | 212,000 | 219,061 | N | Flat | | 2 | 51 | 4,157 | 4,295 | Leasehold | | |
| Apartment 44, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 11/12/2020 | 240,000 | 240,365 | N | Flat | | 2 | 72 | 3,333 | 3,338 | Leasehold | | |
| Apartment 41, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 25/02/2021 | 182,000 | 181,556 | N | Flat | | 2 | 57 | 3,193 | 3,185 | Leasehold | | |
| 5, Percy Terrace, Leamington Spa, Warwickshire CV32 5PG | CV32 5PG | CV32 5 | 28/09/2021 | 525,000 | 525,337 | N | Terraced | | 3 | 115 | 4,565 | 4,568 | Freehold | | |
| 14, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE | CV32 5PE | CV32 5 | 16/12/2020 | 328,950 | 336,228 | N | Terraced | | 3 | 76 | 4,328 | 4,424 | Freehold | | |
| 12, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE | CV32 5PE | CV32 5 | 22/01/2021 | 290,000 | 293,433 | N | Terraced | | 2 to 3 | 74 | 3,919 | 3,965 | Freehold | | |
| 3, Cross Road, Leamington Spa, Warwickshire CV32 5PB | CV32 5PB | CV32 5 | 18/01/2021 | 236,000 | 246,278 | N | Semi-detached | | 3 | 78 | 3,026 | 3,157 | Freehold | | |
| 21, Conway Road, Leamington Spa, Warwickshire CV32 5PA | CV32 5PA | CV32 5 | 01/04/2020 | 350,000 | 380,708 | N | Detached | | 2 to 3 | 74 | 4,730 | 5,145 | Freehold | | |
| Flat 7, Clarendon Rise, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5NY | CV32 5NY | CV32 5 | 21/08/2020 | 330,000 | 340,991 | Y | Flat | | | 93 | 3,548 | 3,667 | Leasehold | | |
| 14, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW | CV32 5NW | CV32 5 | 27/11/2020 | 393,000 | 407,677 | N | Terraced | | 2 to 3 | 86 | 4,570 | 4,740 | Freehold | | |
| 6, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW | CV32 5NW | CV32 5 | 08/04/2021 | 362,500 | 369,853 | N | Terraced | | 2 to 3 | 86 | 4,215 | 4,301 | Freehold | | |
| 9, Stuart Court, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NU | CV32 5NU | CV32 5 | 19/03/2021 | 210,000 | 211,507 | N | Flat | | 2 | 64 | 3,281 | 3,305 | Leasehold | | |
| 2a, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NT | CV32 5NT | CV32 5 | 04/06/2020 | 255,000 | 259,476 | N | Flat | | 2 | 78 | 3,269 | 3,327 | Leasehold | | |
| 8, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR | CV32 5NR | CV32 5 | 18/12/2020 | 1,800,000 | 1,949,010 | N | Detached | | | 398 | 4,517 | 4,891 | Freehold | | |
| 11, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR | CV32 5NR | CV32 5 | 05/03/2021 | 430,000 | 449,989 | N | Semi-detached | | 3 | 122 | 3,525 | 3,688 | Freehold | | |
| 27, Milverton Crescent, Leamington Spa, Warwickshire CV32 5NJ | CV32 5NJ | CV32 5 | 19/03/2021 | 1,000,000 | 1,018,001 | N | Terraced | | | 255 | 3,922 | 3,992 | Freehold | | |
| Flat 1, Milverton Lodge, Milverton Crescent West, Leamington Spa, Warwickshire CV32 5NF | CV32 5NF | CV32 5 | 05/06/2020 | 187,000 | 190,283 | N | Flat | | 2 | 70 | 2,671 | 2,718 | Leasehold | | |
| 26, Union Road, Leamington Spa, Warwickshire CV32 5NB | CV32 5NB | CV32 5 | 04/12/2020 | 260,000 | 265,753 | N | Terraced | | 2 | 54 | 4,815 | 4,921 | Freehold | | |
| The Coach House, Union Road, Leamington Spa, Warwickshire CV32 5NB | CV32 5NB | CV32 5 | 11/09/2020 | 220,000 | 233,161 | N | Terraced | | 2 to 3 | 49 | 4,462 | 4,729 | Freehold | | |
| Flat 5, 34, Heath Terrace, Leamington Spa, Warwickshire CV32 5NA | CV32 5NA | CV32 5 | 02/12/2020 | 155,000 | 155,236 | N | Flat | | 1 | 55 | 2,818 | 2,822 | Leasehold | | |
| 3, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU | CV32 5LU | CV32 5 | 05/05/2021 | 915,250 | 969,126 | N | Detached | | | 223 | 4,104 | 4,346 | Freehold | | |
| 19, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU | CV32 5LU | CV32 5 | 27/01/2021 | 284,000 | 287,361 | N | Terraced | | 2 to 3 | 74 | 3,835 | 3,880 | Freehold | | |
| 20, Union Road, Leamington Spa, Warwickshire CV32 5LT | CV32 5LT | CV32 5 | 13/01/2020 | 860,000 | 989,235 | N | Detached | | | 173 | 4,971 | 5,718 | Freehold | | |
| Flat 6, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 31/03/2021 | 215,000 | 216,543 | N | Flat | | 1 | 55 | 3,909 | 3,937 | Leasehold | | |
| Flat 3, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 03/07/2020 | 435,000 | 449,583 | N | Flat | | 3 | 134 | 3,246 | 3,355 | Leasehold | | |
| Flat 3, Milverton House, 11, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 24/06/2021 | 360,000 | 358,334 | N | Flat | | 2 to 3 | 107 | 3,364 | 3,349 | Leasehold | | |
| Flat 3, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP | CV32 5LP | CV32 5 | 28/10/2020 | 165,000 | 169,585 | N | Flat | | 1 | 43 | 3,837 | 3,944 | Leasehold | | |
| Flat 1, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP | CV32 5LP | CV32 5 | 18/12/2020 | 285,000 | 285,434 | N | Flat | | 2 to 3 | 90 | 3,167 | 3,171 | Leasehold | | |
| 9, Warwick Street, Leamington Spa, Warwickshire CV32 5LJ | CV32 5LJ | CV32 5 | 12/03/2021 | 692,000 | 724,168 | N | Semi-detached | | 3 to 4 | 160 | 4,325 | 4,526 | Freehold | | |
| 9, Clarence Mansions, 2, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 20/03/2020 | 270,000 | 275,009 | N | Flat | | 2 | 75 | 3,600 | 3,667 | Leasehold | | |
| 5, Clarence Mansions, 1, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 24/02/2020 | 245,000 | 253,137 | N | Flat | | 2 | 74 | 3,315 | 3,425 | Leasehold | | |
| 26, Clarence Mansions, 5, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 12/02/2021 | 310,000 | 309,243 | N | Flat | | 2 | 99 | 3,131 | 3,124 | Leasehold | | |
| 5, Wilhelmina Close, Leamington Spa, Warwickshire CV32 5JT | CV32 5JT | CV32 5 | 19/03/2021 | 367,500 | 370,138 | N | Flat | | 2 | 96 | 3,828 | 3,856 | Leasehold | | |
| 23, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 20/08/2021 | 338,000 | 337,496 | N | Flat | | 2 | 84 | 4,024 | 4,018 | Leasehold | | |
| 25, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 12/06/2020 | 550,000 | 559,655 | N | Flat | | 3 to 4 | 165 | 3,333 | 3,392 | Leasehold | | |
| 35, Cedar House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 20/11/2020 | 230,000 | 233,099 | N | Flat | | 2 | 76 | 3,026 | 3,067 | Leasehold | | |
| 12, Oak House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 17/03/2021 | 270,000 | 271,938 | N | Flat | | 2 | 90 | 3,000 | 3,022 | Leasehold | | |
| Apartment 47, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 21/02/2020 | 136,000 | 140,517 | N | Flat | | 2 | 52 | 2,615 | 2,702 | Leasehold | | |
| Apartment 52, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 28/05/2020 | 200,000 | 202,869 | N | Flat | | 2 | 80 | 2,500 | 2,536 | Leasehold | | |
| 39, Copps Road, Leamington Spa, Warwickshire CV32 5JH | CV32 5JH | CV32 5 | 04/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 65 | 4,231 | 4,281 | Freehold | | |
| 12, Copps Road, Leamington Spa, Warwickshire CV32 5JH | CV32 5JH | CV32 5 | 22/06/2021 | 450,000 | 450,848 | N | Terraced | | 3 to 4 | 112 | 4,018 | 4,025 | Freehold | | |
| 22, Warwick New Road, Leamington Spa, Warwickshire CV32 5JG | CV32 5JG | CV32 5 | 09/04/2021 | 875,000 | 917,709 | N | Semi-detached | | | 237 | 3,692 | 3,872 | Freehold | | |
| Flat 11, Riversdale, 3, Warwick New Road, Leamington Spa, Warwickshire CV32 5JB | CV32 5JB | CV32 5 | 01/10/2020 | 263,000 | 270,308 | N | Flat | | 2 to 3 | 80 | 3,288 | 3,379 | Leasehold | | |
| 3, Milverton Court, Milverton Hill, Leamington Spa, Warwickshire CV32 5JA | CV32 5JA | CV32 5 | 30/09/2020 | 175,000 | 179,993 | N | Flat | | 2 | 70 | 2,500 | 2,571 | Leasehold | | |
| 8, Arlington Court, Arlington Avenue, Leamington Spa, Warwickshire CV32 5HR | CV32 5HR | CV32 5 | 24/01/2020 | 221,200 | 229,568 | N | Flat | | 2 | 88 | 2,514 | 2,609 | Leasehold | | |
| Flat 8, Carlton House, 16, Regent Street, Leamington Spa, Warwickshire CV32 5HQ | CV32 5HQ | CV32 5 | 16/06/2021 | 135,000 | 134,375 | N | Flat | | 1 | 53 | 2,533 | 2,522 | Leasehold | | |
| Flat 1, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 07/06/2021 | 365,000 | 363,310 | N | Flat | | 2 | 96 | 3,802 | 3,784 | Leasehold | | |
| Flat 4, Normandy House, 23, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 04/05/2021 | 114,000 | 114,623 | N | Flat | | 1 | 33 | 3,455 | 3,473 | Leasehold | | |
| Flat 4, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 16/02/2021 | 280,000 | 279,317 | N | Flat | | 2 to 3 | 92 | 3,043 | 3,036 | Leasehold | | |
| Flat 5, Churchill House, 11 - 17, Regent Street, Leamington Spa, Warwickshire CV32 5HG | CV32 5HG | CV32 5 | 20/08/2020 | 180,000 | 185,995 | N | Flat | | 2 | 60 | 3,000 | 3,100 | Leasehold | | |
| 152, Trinity Street, Leamington Spa, Warwickshire CV32 5GY | CV32 5GY | CV32 5 | 06/09/2021 | 425,000 | 425,273 | N | Terraced | | 2 to 3 | 111 | 3,829 | 3,831 | Freehold | | |
| Flat 23, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5GD | CV32 5GD | CV32 5 | 08/01/2021 | 189,000 | 187,618 | N | Flat | | 2 | 63 | 3,000 | 2,978 | Leasehold | | |
| 2, Lyndon Court, Leamington Spa, Warwickshire CV32 5FS | CV32 5FS | CV32 5 | 21/02/2020 | 264,000 | 286,162 | N | Terraced | | 2 | 51 | 5,176 | 5,611 | Freehold | | |
| 4, Woodbine Cottages, Leamington Spa, Warwickshire CV32 5FL | CV32 5FL | CV32 5 | 06/01/2021 | 270,000 | 273,196 | N | Terraced | | 2 | 61 | 4,426 | 4,479 | Freehold | | |
| 2, Finings Court, Leamington Spa, Warwickshire CV32 5FG | CV32 5FG | CV32 5 | 17/02/2021 | 460,000 | 465,788 | N | Terraced | | 2 to 3 | 99 | 4,646 | 4,705 | Freehold | | |
| 11, The Maltings, Leamington Spa, Warwickshire CV32 5FF | CV32 5FF | CV32 5 | 25/06/2021 | 405,000 | 403,125 | N | Flat | | 2 to 3 | 137 | 2,956 | 2,943 | Leasehold | | |
| 15, Knightcote Drive, Leamington Spa, Warwickshire CV32 5FA | CV32 5FA | CV32 5 | 16/02/2021 | 467,500 | 498,666 | N | Detached | | 3 | 125 | 3,740 | 3,989 | Freehold | | |
| Flat 2, 25, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 21/02/2020 | 179,950 | 185,926 | N | Flat | | 1 | 37 | 4,821 | 4,981 | Leasehold | | |
| 1a, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 09/10/2020 | 499,950 | 554,080 | N | Detached | | 3 to 4 | 124 | 4,032 | 4,468 | Freehold | | |
| 1b, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 14/04/2021 | 485,000 | 508,673 | N | Semi-detached | | 3 to 4 | 126 | 3,849 | 4,037 | Freehold | | |
| Flat 7, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 27/11/2020 | 121,400 | 123,036 | N | Flat | | 1 | 22 | 5,518 | 5,593 | Leasehold | | |
| Flat 8, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 06/01/2020 | 147,000 | 152,561 | N | Flat | | 1 | 33 | 4,455 | 4,623 | Leasehold | | |
| Flat 5, Birkland House, 37, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 13/10/2020 | 138,000 | 141,834 | N | Flat | | 1 | 35 | 3,943 | 4,052 | Leasehold | | |
| Flat 1, 38, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 11/09/2020 | 242,000 | 248,904 | N | Flat | | 2 to 3 | 104 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| Flat 3, 30, Portland Place West, Leamington Spa, Warwickshire CV32 5EU | CV32 5EU | CV32 5 | 27/04/2021 | 320,000 | 323,028 | N | Flat | | 2 | 93 | 3,441 | 3,473 | Leasehold | | |
| Wigg House, 11a, Portland Place East, Leamington Spa, Warwickshire CV32 5ES | CV32 5ES | CV32 5 | 31/03/2021 | 650,000 | 680,215 | N | Semi-detached | | 3 to 4 | 146 | 4,452 | 4,659 | Freehold | | |
| 21, Portland Place East, Leamington Spa, Warwickshire CV32 5ES | CV32 5ES | CV32 5 | 21/04/2020 | 650,000 | 650,440 | N | Flat | | | 172 | 3,779 | 3,782 | Leasehold | | |
| Apartment 8, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER | CV32 5ER | CV32 5 | 27/04/2021 | 225,000 | 227,129 | N | Flat | | 2 | 64 | 3,516 | 3,549 | Leasehold | | |
| Apartment 15, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER | CV32 5ER | CV32 5 | 26/02/2021 | 240,000 | 239,414 | N | Flat | | 2 | 85 | 2,824 | 2,817 | Leasehold | | |
| 61, Augusta Place, Leamington Spa, Warwickshire CV32 5EL | CV32 5EL | CV32 5 | 01/06/2021 | 160,000 | 164,815 | N | Semi-detached | | 2 | 44 | 3,636 | 3,746 | Leasehold | | |
| 45, Augusta Place, Leamington Spa, Warwickshire CV32 5EL | CV32 5EL | CV32 5 | 02/10/2020 | 139,400 | 143,273 | N | Flat | | 1 | 42 | 3,319 | 3,411 | Leasehold | | |
| Apartment 12, The Glass House, Windsor Street, Leamington Spa, Warwickshire CV32 5EA | CV32 5EA | CV32 5 | 28/02/2020 | 295,000 | 304,797 | N | Flat | | | 74 | 3,986 | 4,119 | Leasehold | | |
| 4, Walton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5DL | CV32 5DL | CV32 5 | 11/12/2020 | 450,000 | 450,685 | N | Flat | | | 93 | 4,839 | 4,846 | Leasehold | | |
| Apartment 5, 43, Bedford Street, Leamington Spa, Warwickshire CV32 5DJ | CV32 5DJ | CV32 5 | 30/10/2020 | 190,000 | 195,279 | N | Flat | | 2 | 57 | 3,333 | 3,426 | Leasehold | | |
| Flat 5, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF | CV32 5DF | CV32 5 | 26/04/2021 | 169,000 | 170,599 | N | Flat | | 2 | 37 | 4,568 | 4,611 | Leasehold | | |
| Flat 9, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF | CV32 5DF | CV32 5 | 16/12/2020 | 188,000 | 188,286 | N | Flat | | 1 | 51 | 3,686 | 3,692 | Leasehold | | |
| Apartment 7, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE | CV32 5DE | CV32 5 | 14/02/2020 | 148,000 | 152,915 | N | Flat | | 1 | 32 | 4,625 | 4,779 | Leasehold | | |
| Apartment 6, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE | CV32 5DE | CV32 5 | 09/09/2020 | 244,000 | 250,961 | N | Flat | | 2 | 67 | 3,668 | 3,773 | Leasehold | | |
| 22, The Oaks, Leamington Spa, Warwickshire CV32 5DB | CV32 5DB | CV32 5 | 19/02/2021 | 262,500 | 261,859 | N | Flat | | 2 | 87 | 3,017 | 3,010 | Leasehold | | |
| 2, Botanical House, 15, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BZ | CV32 5BZ | CV32 5 | 28/10/2020 | 275,000 | 282,641 | N | Flat | | | 41 | 6,707 | 6,894 | Leasehold | | |
| Marchmont, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BY | CV32 5BY | CV32 5 | 05/02/2020 | 335,000 | 382,329 | N | Detached | | 2 to 3 | 81 | 4,136 | 4,720 | Freehold | | |
| 1, The Mews, Leamington Spa, Warwickshire CV32 5BU | CV32 5BU | CV32 5 | 30/03/2021 | 350,000 | 356,300 | N | Terraced | | 2 | 81 | 4,321 | 4,399 | Freehold | | |
| Myrtle Cottage, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 20/03/2020 | 429,000 | 480,932 | N | Detached | | 3 | 101 | 4,248 | 4,762 | Freehold | | |
| 4, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 07/01/2020 | 440,000 | 506,120 | N | Detached | | 3 to 4 | 111 | 3,964 | 4,560 | Freehold | | |
| 13, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 14/06/2021 | 605,000 | 606,140 | N | Terraced | | 3 | 138 | 4,384 | 4,392 | Freehold | | |
| Flat 1a, 25, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 31/01/2020 | 250,000 | 259,458 | N | Flat | | 2 | 67 | 3,731 | 3,873 | Leasehold | | |
| Flat 11, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 28/07/2021 | 195,000 | 197,982 | N | Flat | | 2 | 54 | 3,611 | 3,666 | Leasehold | | |
| Flat 5, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 01/04/2021 | 140,000 | 141,325 | N | Flat | | 2 | 54 | 2,593 | 2,617 | Leasehold | | |
| Flat 3, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 13/03/2020 | 220,000 | 224,081 | N | Flat | | 2 to 3 | 53 | 4,151 | 4,228 | Leasehold | | |
| Flat 4, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 28/02/2020 | 157,500 | 162,731 | N | Flat | | 1 | 51 | 3,088 | 3,191 | Leasehold | | |
| Flat 4, 1, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 27/08/2020 | 285,000 | 294,492 | N | Flat | | 2 | 98 | 2,908 | 3,005 | Leasehold | | |
| Flat 3, 4, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 18/12/2020 | 260,000 | 260,396 | N | Flat | | 2 | 90 | 2,889 | 2,893 | Leasehold | | |
| 14, Warwick Place, Leamington Spa, Warwickshire CV32 5BJ | CV32 5BJ | CV32 5 | 15/12/2020 | 1,325,000 | 1,399,383 | N | Semi-detached | | | 351 | 3,775 | 3,987 | Freehold | | |
| 4, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 16/06/2021 | 260,000 | 258,796 | N | Flat | | | 48 | 5,417 | 5,392 | Leasehold | | |
| 50, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 24/07/2020 | 250,000 | 258,381 | N | Flat | | | 52 | 4,808 | 4,969 | Leasehold | | |
| 32, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 04/06/2020 | 335,000 | 340,881 | N | Flat | | | 73 | 4,589 | 4,670 | Leasehold | | |
| 3, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 06/03/2020 | 225,000 | 229,174 | N | Flat | | | 51 | 4,412 | 4,494 | Leasehold | | |
| 36, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 12/08/2021 | 222,500 | 222,168 | N | Flat | | | 53 | 4,198 | 4,192 | Leasehold | | |
| 37, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 17/03/2020 | 210,000 | 213,896 | N | Flat | | | 56 | 3,750 | 3,820 | Leasehold | | |
| 18d, Milverton Terrace, Leamington Spa, Warwickshire CV32 5BA | CV32 5BA | CV32 5 | 16/12/2020 | 735,000 | 736,118 | N | Flat | | 3 to 4 | 175 | 4,200 | 4,206 | Leasehold | | |
| 17, Church Hill, Leamington Spa, Warwickshire CV32 5AZ | CV32 5AZ | CV32 5 | 27/11/2020 | 1,041,195 | 1,113,055 | N | Semi-detached | | | 300 | 3,471 | 3,710 | Freehold | | |
| Flat 3, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY | CV32 5AY | CV32 5 | 14/08/2020 | 276,000 | 285,192 | N | Flat | | 2 | 73 | 3,794 | 3,920 | Leasehold | | |
| Flat 1, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY | CV32 5AY | CV32 5 | 29/01/2021 | 260,000 | 258,099 | N | Flat | | 2 | 89 | 2,921 | 2,900 | Leasehold | | |
| 11, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX | CV32 5AX | CV32 5 | 03/12/2020 | 455,000 | 455,692 | N | Flat | | | 92 | 4,946 | 4,953 | Leasehold | | |
| 1, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX | CV32 5AX | CV32 5 | 29/06/2021 | 379,306 | 377,550 | N | Flat | | | 83 | 4,570 | 4,549 | Leasehold | | |
| 45, Grove Street, Leamington Spa, Warwickshire CV32 5AQ | CV32 5AQ | CV32 5 | 05/08/2020 | 650,000 | 694,913 | N | Terraced | | | 200 | 3,242 | 3,466 | Freehold | | |
| 26, Grove Street, Leamington Spa, Warwickshire CV32 5AJ | CV32 5AJ | CV32 5 | 30/09/2020 | 905,000 | 959,140 | N | Terraced | | 3 to 4 | 183 | 4,945 | 5,241 | Freehold | | |
| Ground Floor, 34, Grove Street, Leamington Spa, Warwickshire CV32 5AJ | CV32 5AJ | CV32 5 | 29/01/2021 | 170,000 | 168,757 | N | Flat | | 1 | 60 | 2,833 | 2,813 | Leasehold | | |
| 1c, Dormer Place, Leamington Spa, Warwickshire CV32 5AE | CV32 5AE | CV32 5 | 18/08/2020 | 365,000 | 390,220 | N | Terraced | | 3 | 71 | 5,141 | 5,496 | Freehold | | |
| Flat 6, Clarence House, Dale Street, Leamington Spa, Warwickshire CV32 5AD | CV32 5AD | CV32 5 | 23/10/2020 | 260,500 | 267,738 | N | Flat | | 2 | 90 | 2,894 | 2,975 | Leasehold | | |
| Flat 3, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 31/07/2020 | 180,000 | 186,034 | N | Flat | | 1 | 37 | 4,865 | 5,028 | Leasehold | | |
| Flat 4, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 325,000 | 335,895 | N | Flat | | | 76 | 4,276 | 4,420 | Leasehold | | |
| Flat 2, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 300,000 | 310,057 | N | Flat | | | 75 | 4,000 | 4,134 | Leasehold | | |
| Flat 3, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 310,000 | 320,392 | N | Flat | | | 79 | 3,924 | 4,056 | Leasehold | | |
| Flat 1, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 725,000 | 749,305 | N | Flat | | | 192 | 3,776 | 3,903 | Leasehold | | |
| Flat 5, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 300,000 | 310,057 | N | Flat | | | 92 | 3,261 | 3,370 | Leasehold | | |
| Flat 4, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 05/10/2021 | 197,000 | 193,105 | N | Flat | | 2 | 62 | 3,177 | 3,115 | Leasehold | | |
| | | CV32 5 Average | | | | | | | | | | 3,982 | | | |
| 2, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 09/04/2020 | 580,000 | 603,531 | N | Terraced | | | 150 | 3,867 | 4,024 | Freehold | | |
| 7, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 15/12/2020 | 590,000 | 603,054 | N | Terraced | | | 150 | 3,933 | 4,020 | Freehold | | |
| 4, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 05/02/2021 | 595,000 | 593,548 | N | Flat | | | 150 | 3,967 | 3,957 | Freehold | | |
| 40, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 16/10/2020 | 321,000 | 337,711 | N | Terraced | | 2 | 57 | 5,632 | 5,925 | Freehold | | |
| 22, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 17/02/2020 | 350,000 | 387,827 | N | Semi-detached | | 2 to 3 | 70 | 5,007 | 5,548 | Freehold | | |
| 31, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 30/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 to 3 | 72 | 3,351 | 3,525 | Freehold | | |
| 15, Princes Street, Leamington Spa, Warwickshire CV32 4TY | CV32 4TY | CV32 4 | 10/12/2020 | 295,000 | 301,527 | N | Terraced | | 2 to 3 | 68 | 4,338 | 4,434 | Freehold | | |
| 41, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX | CV32 4TX | CV32 4 | 06/01/2021 | 240,000 | 242,841 | N | Terraced | | 3 | 87 | 2,759 | 2,791 | Freehold | | |
| 18, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX | CV32 4TX | CV32 4 | 25/06/2020 | 140,000 | 147,818 | N | Terraced | | 2 | 56 | 2,500 | 2,640 | Leasehold | | |
| 17, Holly Street, Leamington Spa, Warwickshire CV32 4TT | CV32 4TT | CV32 4 | 08/09/2020 | 390,000 | 413,331 | N | Terraced | | 2 to 3 | 72 | 5,417 | 5,741 | Freehold | | |
| 21, Holly Street, Leamington Spa, Warwickshire CV32 4TT | CV32 4TT | CV32 4 | 12/06/2020 | 300,000 | 316,753 | N | Terraced | | 3 | 88 | 3,409 | 3,599 | Freehold | | |
| 35, Leicester Street, Leamington Spa, Warwickshire CV32 4TD | CV32 4TD | CV32 4 | 07/01/2020 | 351,000 | 391,531 | N | Semi-detached | | 3 | 77 | 4,535 | 5,059 | Freehold | | |
| 119, Leicester Street, Leamington Spa, Warwickshire CV32 4TB | CV32 4TB | CV32 4 | 21/02/2020 | 415,000 | 473,632 | N | Detached | | 3 to 4 | 139 | 2,986 | 3,407 | Freehold | | |
| 68, Kennedy Square, Leamington Spa, Warwickshire CV32 4SZ | CV32 4SZ | CV32 4 | 28/05/2021 | 180,000 | 180,984 | N | Flat | | 2 to 3 | 67 | 2,687 | 2,701 | Leasehold | | |
| 2, Kennedy Square, Leamington Spa, Warwickshire CV32 4SY | CV32 4SY | CV32 4 | 19/06/2020 | 160,000 | 162,809 | N | Flat | | 2 to 3 | 64 | 2,500 | 2,544 | Leasehold | | |
| 8, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX | CV32 4SX | CV32 4 | 16/01/2020 | 710,000 | 775,477 | N | Terraced | | | 159 | 4,465 | 4,877 | Freehold | | |
| 24, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX | CV32 4SX | CV32 4 | 24/09/2020 | 725,000 | 787,815 | N | Semi-detached | | | 201 | 3,607 | 3,919 | Freehold | | |
| The Spare House, Lansdowne Road, Leamington Spa, Warwickshire CV32 4SS | CV32 4SS | CV32 4 | 30/10/2020 | 265,000 | 293,692 | N | Detached | | 2 | 79 | 3,354 | 3,718 | Freehold | | |
| 6, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB | CV32 4SB | CV32 4 | 26/03/2021 | 252,000 | 253,809 | N | Flat | | 2 | 46 | 5,478 | 5,518 | Freehold | | |
| 3, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB | CV32 4SB | CV32 4 | 19/10/2020 | 246,500 | 253,349 | N | Flat | | 2 | 71 | 3,472 | 3,568 | Freehold | | |
| 22, Clarendon Avenue, Leamington Spa, Warwickshire CV32 4RY | CV32 4RY | CV32 4 | 17/02/2020 | 485,000 | 525,715 | N | Terraced | | 3 | 145 | 3,345 | 3,626 | Freehold | | |
| 1, Chandos Street, Leamington Spa, Warwickshire CV32 4RP | CV32 4RP | CV32 4 | 14/12/2020 | 330,000 | 337,301 | N | Terraced | | 2 to 3 | 73 | 4,521 | 4,621 | Freehold | | |
| 33, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 22/03/2021 | 95,000 | 95,682 | N | Flat | | 2 | 31 | 3,025 | 3,046 | Leasehold | | |
| 59, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 26/02/2021 | 115,000 | 114,719 | N | Flat | | 2 | 43 | 2,674 | 2,668 | Leasehold | | |
| 14, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 05/02/2021 | 111,500 | 111,228 | N | Flat | | 1 | 44 | 2,534 | 2,528 | Leasehold | | |
| Apartment 6, William Thomas House, Willes Road, Leamington Spa, Warwickshire CV32 4PZ | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 19, Cross Street, Leamington Spa, Warwickshire CV32 4PX | CV32 4PX | CV32 4 | 23/07/2021 | 370,000 | 378,964 | N | Terraced | | 2 | 56 | 6,607 | 6,767 | Freehold | | |
| 19a, Cross Street, Leamington Spa, Warwickshire CV32 4PX | CV32 4PX | CV32 4 | 23/10/2020 | 585,000 | 615,455 | N | Terraced | | 2 to 3 | 123 | 4,756 | 5,004 | Freehold | | |
| Flat 3, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 26/06/2020 | 282,500 | 287,459 | N | Flat | | 2 | 74 | 3,818 | 3,885 | Leasehold | | |
| 33c, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 17/07/2020 | 174,000 | 179,833 | N | Flat | | 2 | 48 | 3,625 | 3,747 | Leasehold | | |
| Flat 4, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 25/06/2021 | 157,500 | 156,771 | N | Flat | | 2 | 58 | 2,716 | 2,703 | Leasehold | | |
| Apartment 4, 61, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 01/06/2021 | 189,000 | 188,125 | N | Flat | | | 46 | 4,095 | 4,076 | Leasehold | | |
| 43, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 15/12/2020 | 406,000 | 414,983 | N | Terraced | | 3 | 122 | 3,328 | 3,402 | Freehold | | |
| 53, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 30/06/2021 | 522,500 | 523,485 | N | Terraced | | 3 | 161 | 3,245 | 3,251 | Freehold | | |
| Apartment 8, William Thomas House, Cross Street, Leamington Spa, Warwickshire CV32 4PL | CV32 4PL | CV32 4 | 18/03/2020 | 295,000 | 300,473 | N | Flat | | 2 | 72 | 4,097 | 4,173 | Leasehold | | |
| Apartment 7, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 19/11/2020 | 255,000 | 258,436 | N | Flat | | 2 | 68 | 3,750 | 3,801 | Leasehold | | |
| Apartment 9, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 17/09/2020 | 250,000 | 257,132 | N | Flat | | 2 | 69 | 3,623 | 3,727 | Leasehold | | |
| Apartment 15, Napoleon House, 4, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 14/02/2020 | 185,000 | 191,144 | N | Flat | | 1 | 52 | 3,558 | 3,676 | Leasehold | | |
| Apartment 7, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN | CV32 4NN | CV32 4 | 21/02/2020 | 280,000 | 289,299 | N | Flat | | 2 to 3 | 79 | 3,544 | 3,662 | Leasehold | | |
| Apartment 2, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN | CV32 4NN | CV32 4 | 12/03/2021 | 208,500 | 209,997 | N | Flat | | 2 | 66 | 3,159 | 3,182 | Leasehold | | |
| Apartment 18, 89, Parade, Leamington Spa, Warwickshire CV32 4NL | CV32 4NL | CV32 4 | 03/02/2020 | 240,000 | 247,971 | N | Flat | | 2 | 61 | 3,924 | 4,054 | Leasehold | | |
| Apartment 7, 89, Parade, Leamington Spa, Warwickshire CV32 4NL | CV32 4NL | CV32 4 | 11/03/2020 | 250,000 | 254,638 | N | Flat | | 2 | 77 | 3,247 | 3,307 | Leasehold | | |
| 111, Greenwood Court, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JY | CV32 4JY | CV32 4 | 23/10/2020 | 360,000 | 378,741 | N | Terraced | | 3 to 4 | 95 | 3,789 | 3,987 | Freehold | | |
| 70, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JL | CV32 4JL | CV32 4 | 27/10/2020 | 580,000 | 642,797 | N | Detached | | 3 | 123 | 4,715 | 5,226 | Freehold | | |
| Flat 5, 61, Hollywalk, Leamington Spa, Warwickshire CV32 4JG | CV32 4JG | CV32 4 | 28/02/2020 | 166,000 | 171,513 | N | Flat | | 1 | 40 | 4,150 | 4,288 | Leasehold | | |
| 10, Newbold Place, Leamington Spa, Warwickshire CV32 4HR | CV32 4HR | CV32 4 | 29/05/2020 | 247,500 | 266,438 | N | Semi-detached | | 2 | 63 | 3,929 | 4,229 | Freehold | | |
| 11, Newbold Place, Leamington Spa, Warwickshire CV32 4HR | CV32 4HR | CV32 4 | 10/08/2020 | 256,000 | 273,689 | N | Terraced | | 2 to 3 | 80 | 3,200 | 3,421 | Freehold | | |
| 7, Wood Street, Leamington Spa, Warwickshire CV32 4HQ | CV32 4HQ | CV32 4 | 09/04/2021 | 560,000 | 571,360 | N | Terraced | | | 166 | 3,373 | 3,442 | Freehold | | |
| Apartment 7, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP | CV32 4HP | CV32 4 | 03/06/2020 | 825,000 | 839,482 | N | Flat | | | 129 | 6,395 | 6,508 | Leasehold | | |
| Apartment 2, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP | CV32 4HP | CV32 4 | 21/05/2020 | 650,000 | 659,325 | N | Flat | | | 129 | 5,039 | 5,111 | Leasehold | | |
| Flat 49, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 28/05/2021 | 315,000 | 316,721 | N | Flat | | 2 | 71 | 4,437 | 4,461 | Leasehold | | |
| Flat 36, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 17/01/2020 | 285,000 | 295,782 | N | Flat | | 2 | 71 | 4,020 | 4,172 | Leasehold | | |
| Flat 25, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 03/01/2020 | 262,500 | 272,431 | N | Flat | | 2 to 3 | 74 | 3,557 | 3,691 | Leasehold | | |
| Flat 1, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 31/03/2021 | 262,500 | 264,384 | N | Flat | | 2 to 3 | 79 | 3,323 | 3,347 | Leasehold | | |
| Flat 60, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 15/03/2021 | 260,000 | 261,866 | N | Flat | | 2 | 81 | 3,198 | 3,221 | Leasehold | | |
| Apartment 8, Jephson House, 24, Willes Road, Leamington Spa, Warwickshire CV32 4HB | CV32 4HB | CV32 4 | 26/02/2021 | 256,000 | 255,375 | N | Flat | | | 72 | 3,555 | 3,546 | Leasehold | | |
| 60, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EZ | CV32 4EZ | CV32 4 | 16/11/2020 | 550,000 | 602,596 | N | Detached | | | 141 | 3,901 | 4,274 | Freehold | | |
| 43, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY | CV32 4EY | CV32 4 | 29/05/2020 | 425,000 | 468,064 | N | Detached | | 3 to 4 | 115 | 3,696 | 4,070 | Freehold | | |
| Flat 3, Mayfields, 39, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY | CV32 4EY | CV32 4 | 16/04/2021 | 180,000 | 181,703 | N | Flat | | 1 | 54 | 3,333 | 3,365 | Leasehold | | |
| 5, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX | CV32 4EX | CV32 4 | 24/01/2020 | 435,000 | 500,369 | N | Detached | | 3 to 4 | 78 | 5,577 | 6,415 | Freehold | | |
| 27, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX | CV32 4EX | CV32 4 | 06/05/2020 | 850,000 | 936,127 | N | Detached | | | 162 | 5,247 | 5,779 | Freehold | | |
| 13, Newbold Lawn, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EU | CV32 4EU | CV32 4 | 22/01/2020 | 197,725 | 205,205 | N | Flat | | 2 | 64 | 3,089 | 3,206 | Leasehold | | |
| Apartment 6, Newbold House, 23, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG | CV32 4EG | CV32 4 | 27/02/2020 | 715,000 | 738,746 | N | Flat | | | 137 | 5,214 | 5,387 | Leasehold | | |
| 17, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG | CV32 4EG | CV32 4 | 10/11/2020 | 1,746,500 | 1,913,517 | N | Detached | | | 447 | 3,907 | 4,281 | Freehold | | |
| Apartment 4, George House, 1, Parade, Leamington Spa, Warwickshire CV32 4DG | CV32 4DG | CV32 4 | 27/03/2020 | 224,000 | 224,081 | N | Flat | | 1 | 55 | 4,000 | 4,074 | Leasehold | | |
| Apartment 10, William House, 3, Parade, Leamington Spa, Warwickshire CV32 4DG | CV32 4DG | CV32 4 | 20/02/2020 | 340,000 | 351,292 | N | Flat | | 2 | 120 | 2,833 | 2,927 | Leasehold | | |
| 4, Lockhart Court, William Street, Leamington Spa, Warwickshire CV32 4BW | CV32 4BW | CV32 4 | 13/10/2020 | 615,000 | 632,088 | N | Flat | | | 134 | 4,590 | 4,717 | Leasehold | | |
| Apartment 5, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE | CV32 4AE | CV32 4 | 19/02/2020 | 270,000 | 278,967 | N | Flat | | 2 | 69 | 3,913 | 4,043 | Leasehold | | |
| Apartment 8, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE | CV32 4AE | CV32 4 | 21/12/2020 | 200,000 | 200,304 | N | Flat | | 2 | 60 | 3,361 | 3,366 | Leasehold | | |
| | | CV32 4 Average | | | | | | | | | | 4,040 | | | |
| 33, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 24/09/2020 | 344,950 | 374,837 | Y | Semi-detached | | | 81 | 4,259 | 4,628 | Freehold | | |
| 37, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 15/10/2020 | 356,950 | 385,716 | Y | Semi-detached | | | 86 | 4,151 | 4,485 | Freehold | | |
| 32, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 17/06/2020 | 334,950 | 360,783 | Y | Semi-detached | | | 81 | 4,135 | 4,454 | Freehold | | |
| 30, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 24/09/2020 | 324,950 | 353,104 | Y | Semi-detached | | | 81 | 4,012 | 4,359 | Freehold | | |
| 29, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 04/09/2020 | 319,950 | 347,671 | Y | Semi-detached | | | 81 | 3,950 | 4,292 | Freehold | | |
| 7, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 14/08/2020 | 264,950 | 283,257 | Y | Terraced | | | 62 | 4,273 | 4,569 | Freehold | | |
| 5, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 07/08/2020 | 260,950 | 278,981 | Y | Terraced | | | 62 | 4,209 | 4,500 | Freehold | | |
| 3, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 21/08/2020 | 259,950 | 277,912 | Y | Terraced | | | 62 | 4,193 | 4,482 | Freehold | | |
| 11, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 16/07/2020 | 255,950 | 276,150 | Y | Terraced | | | 62 | 4,128 | 4,454 | Freehold | | |
| 14, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 17/07/2020 | 251,950 | 271,834 | Y | Terraced | | | 62 | 4,064 | 4,384 | Freehold | | |
| 15, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 26/06/2020 | 253,950 | 268,132 | Y | Terraced | | | 62 | 4,096 | 4,325 | Freehold | | |
| 28, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 04/08/2020 | 160,000 | 165,329 | N | Flat | | 2 | 55 | 2,936 | 3,034 | Leasehold | | |
| 1, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 15/09/2020 | 155,000 | 159,422 | N | Flat | | 2 | 53 | 2,925 | 3,008 | Leasehold | | |
| 24, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 28/02/2020 | 160,000 | 165,314 | N | Flat | | 2 | 63 | 2,547 | 2,632 | Leasehold | | |
| 8, Lockheed Close, Leamington Spa, Warwickshire CV31 3RS | CV31 3RS | CV31 3 | 05/05/2021 | 228,000 | 237,555 | N | Semi-detached | | 2 | 53 | 4,302 | 4,482 | Freehold | | |
| 3, Brakesmead, Leamington Spa, Warwickshire CV31 3RR | CV31 3RR | CV31 3 | 23/10/2020 | 212,000 | 229,085 | N | Semi-detached | | 2 | 53 | 4,038 | 4,364 | Freehold | | |
| 4, Brakesmead, Leamington Spa, Warwickshire CV31 3RR | CV31 3RR | CV31 3 | 21/04/2021 | 201,500 | 211,335 | N | Semi-detached | | 2 to 3 | 64 | 3,148 | 3,302 | Freehold | | |
| 12, Bonniksen Close, Leamington Spa, Warwickshire CV31 3RP | CV31 3RP | CV31 3 | 12/03/2021 | 210,000 | 213,780 | N | Terraced | | 2 | 51 | 4,118 | 4,192 | Freehold | | |
| 10, Silver Birch Grove, Leamington Spa, Warwickshire CV31 3QY | CV31 3QY | CV31 3 | 17/01/2020 | 390,000 | 448,607 | N | Detached | | 3 | 100 | 3,900 | 4,486 | Freehold | | |
| 8, Hitchman Mews, Leamington Spa, Warwickshire CV31 3QW | CV31 3QW | CV31 3 | 18/01/2021 | 190,000 | 192,249 | N | Terraced | | 2 to 3 | 58 | 3,276 | 3,315 | Freehold | | |
| 9, Spruce Grove, Leamington Spa, Warwickshire CV31 3QU | CV31 3QU | CV31 3 | 12/02/2021 | 204,000 | 206,567 | N | Terraced | | 2 | 59 | 3,451 | 3,494 | Freehold | | |
| 5, Ginkgo Walk, Leamington Spa, Warwickshire CV31 3QT | CV31 3QT | CV31 3 | 18/12/2020 | 233,000 | 238,155 | N | Terraced | | 2 to 3 | 59 | 3,949 | 4,037 | Freehold | | |
| 1, Conifer Grove, Leamington Spa, Warwickshire CV31 3QS | CV31 3QS | CV31 3 | 16/06/2021 | 230,000 | 236,922 | N | Semi-detached | | 2 to 3 | 59 | 3,898 | 4,016 | Freehold | | |
| 38, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 04/12/2020 | 322,500 | 349,198 | N | Detached | | 2 to 3 | 79 | 4,082 | 4,420 | Freehold | | |
| 11, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 29/01/2021 | 318,000 | 339,911 | N | Detached | | 2 to 3 | 79 | 4,025 | 4,303 | Freehold | | |
| 16, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 10/06/2021 | 360,000 | 376,681 | N | Detached | | 3 | 101 | 3,564 | 3,730 | Freehold | | |
| 10, St Helens Road, Leamington Spa, Warwickshire CV31 3QQ | CV31 3QQ | CV31 3 | 10/01/2020 | 375,000 | 418,303 | N | Semi-detached | | 3 to 4 | 104 | 3,606 | 4,022 | Freehold | | |
| Flat 4, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 12/05/2020 | 105,000 | 106,506 | N | Flat | | 1 | 24 | 4,375 | 4,438 | Leasehold | | |
| Flat 23, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 09/11/2021 | 110,000 | 110,000 | N | Flat | | 1 | 25 | 4,400 | 4,400 | Leasehold | | |
| Flat 19, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 20/03/2020 | 105,000 | 106,948 | N | Flat | | 1 | 25 | 4,200 | 4,278 | Leasehold | | |
| Flat 27, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 10/11/2020 | 96,000 | 97,293 | N | Flat | | 1 | 24 | 4,000 | 4,054 | Leasehold | | |
| Flat 17, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 16/01/2020 | 84,500 | 87,697 | N | Flat | | 1 | 24 | 3,521 | 3,654 | Leasehold | | |
| Flat 22, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 11/08/2020 | 90,000 | 92,998 | N | Flat | | 1 | 26 | 3,462 | 3,577 | Leasehold | | |
| 7, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH | CV31 3QH | CV31 3 | 30/04/2020 | 277,000 | 288,238 | N | Terraced | | 3 | 83 | 3,337 | 3,473 | Freehold | | |
| 27, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH | CV31 3QH | CV31 3 | 25/02/2021 | 281,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 11, Waterside, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 18/08/2020 | 212,000 | 219,061 | N | Flat | | 2 | 61 | 3,475 | 3,591 | Leasehold | | |
| 9, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 26/05/2021 | 207,000 | 208,131 | N | Flat | | 2 to 3 | 58 | 3,569 | 3,588 | Leasehold | | |
| 15, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 30/09/2021 | 210,000 | 208,656 | N | Flat | | 2 to 3 | 64 | 3,281 | 3,260 | Leasehold | | |
| 5, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 27/10/2021 | 200,000 | 196,046 | N | Flat | | 2 | 63 | 3,175 | 3,112 | Leasehold | | |
| Flat 4, Lancaster House, 30, Avenue Road, Leamington Spa, Warwickshire CV31 3PY | CV31 3PY | CV31 3 | 02/10/2020 | 131,000 | 134,640 | N | Flat | | 1 | 41 | 3,195 | 3,284 | Leasehold | | |
| 15, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 27/05/2021 | 355,137 | 360,998 | N | Terraced | | 2 to 3 | 81 | 4,384 | 4,457 | Freehold | | |
| 11, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 11/09/2020 | 380,000 | 402,733 | N | Terraced | | 2 to 3 | 100 | 3,800 | 4,027 | Freehold | | |
| 13, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 09/10/2020 | 364,800 | 394,199 | N | Semi-detached | | 2 to 3 | 98 | 3,722 | 4,022 | Freehold | | |
| 5, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 29/01/2021 | 925,000 | 988,736 | N | Detached | | | 189 | 4,894 | 5,231 | Freehold | | |
| 9, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 29/01/2021 | 635,250 | 662,915 | N | Semi-detached | | 3 | 136 | 4,671 | 4,874 | Freehold | | |
| 15, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 24/06/2021 | 590,000 | 591,112 | N | Terraced | | 3 to 4 | 132 | 4,470 | 4,478 | Freehold | | |
| 26, The Old Library, Avenue Road, Leamington Spa, Warwickshire CV31 3PS | CV31 3PS | CV31 3 | 04/03/2020 | 400,000 | 407,421 | N | Flat | | | 106 | 3,774 | 3,844 | Leasehold | | |
| 5, York Road, Leamington Spa, Warwickshire CV31 3PR | CV31 3PR | CV31 3 | 08/07/2020 | 925,000 | 1,019,176 | N | Semi-detached | | | 242 | 3,822 | 4,211 | Freehold | | |
| 67, Avenue Road, Leamington Spa, Warwickshire CV31 3PF | CV31 3PF | CV31 3 | 10/07/2020 | 825,000 | 939,528 | N | Detached | | | 237 | 3,481 | 3,964 | Freehold | | |
| 55, Avenue Road, Leamington Spa, Warwickshire CV31 3PF | CV31 3PF | CV31 3 | 14/02/2020 | 675,000 | 747,952 | N | Semi-detached | | | 241 | 2,801 | 3,104 | Freehold | | |
| 3, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ | CV31 3NZ | CV31 3 | 28/05/2021 | 602,000 | 627,229 | N | Semi-detached | | 3 to 4 | 132 | 4,561 | 4,752 | Freehold | | |
| 11, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ | CV31 3NZ | CV31 3 | 10/07/2020 | 435,000 | 479,288 | N | Semi-detached | | 3 | 106 | 4,104 | 4,522 | Freehold | | |
| Apartment 47, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 07/05/2021 | 288,000 | 289,574 | N | Flat | | 2 | 61 | 4,721 | 4,747 | Leasehold | | |
| Apartment 66, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 25/06/2021 | 180,000 | 179,167 | N | Flat | | 1 | 51 | 3,529 | 3,513 | Leasehold | | |
| Apartment 37, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 29/04/2021 | 180,000 | 181,703 | N | Flat | | 1 | 52 | 3,462 | 3,494 | Leasehold | | |
| Apartment 56, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 30/04/2021 | 251,000 | 253,375 | N | Flat | | 2 | 73 | 3,438 | 3,471 | Leasehold | | |
| Apartment 10, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 15/07/2021 | 180,000 | 182,753 | N | Flat | | 2 to 3 | 65 | 2,769 | 2,812 | Leasehold | | |
| 171, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS | CV31 3LS | CV31 3 | 17/01/2020 | 135,000 | 140,107 | N | Flat | | | 54 | 2,500 | 2,595 | Leasehold | | |
| 162, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS | CV31 3LS | CV31 3 | 26/03/2021 | 138,000 | 138,991 | N | Flat | | | 54 | 2,556 | 2,574 | Leasehold | | |
| 2, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 28/05/2021 | 227,700 | 228,944 | N | Flat | | | 69 | 3,300 | 3,318 | Leasehold | | |
| 49, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 29/01/2021 | 180,000 | 178,684 | N | Flat | | | 54 | 3,333 | 3,309 | Leasehold | | |
| 12, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 18/02/2021 | 227,700 | 227,144 | N | Flat | | | 74 | 3,077 | 3,070 | Leasehold | | |
| 96, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 01/04/2021 | 212,850 | 214,864 | N | Flat | | | 70 | 3,041 | 3,069 | Leasehold | | |
| 7, Philip Court, Kingsway, Leamington Spa, Warwickshire CV31 3LN | CV31 3LN | CV31 3 | 06/11/2020 | 160,000 | 162,156 | N | Flat | | 2 | 70 | 2,286 | 2,317 | Leasehold | | |
| 48, Elizabeth Road, Leamington Spa, Warwickshire CV31 3LJ | CV31 3LJ | CV31 3 | 23/10/2020 | 310,000 | 334,982 | N | Semi-detached | | 3 to 4 | 100 | 3,100 | 3,350 | Freehold | | |
| 28, Sapphire Drive, Leamington Spa, Warwickshire CV31 3LB | CV31 3LB | CV31 3 | 14/05/2021 | 172,000 | 172,940 | N | Flat | | 2 | 58 | 2,966 | 2,982 | Leasehold | | |
| 34, Queensway, Leamington Spa, Warwickshire CV31 3JY | CV31 3JY | CV31 3 | 21/12/2020 | 295,000 | 311,561 | N | Semi-detached | | 3 to 4 | 102 | 2,892 | 3,055 | Freehold | | |
| 9, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN | CV31 3JN | CV31 3 | 20/11/2020 | 210,000 | 217,843 | N | Terraced | | 3 | 66 | 3,182 | 3,301 | Freehold | | |
| 13, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN | CV31 3JN | CV31 3 | 09/03/2020 | 290,000 | 316,257 | N | Semi-detached | | 3 | 96 | 3,021 | 3,294 | Freehold | | |
| 47, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ | CV31 3JJ | CV31 3 | 23/10/2020 | 224,465 | 242,554 | N | Semi-detached | | 2 to 3 | 70 | 3,207 | 3,465 | Freehold | | |
| 41, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ | CV31 3JJ | CV31 3 | 23/07/2021 | 232,500 | 238,133 | N | Terraced | | 2 to 3 | 73 | 3,185 | 3,262 | Freehold | | |
| 7, England Crescent, Leamington Spa, Warwickshire CV31 3JH | CV31 3JH | CV31 3 | 19/05/2021 | 257,500 | 268,291 | N | Semi-detached | | 2 to 3 | 90 | 2,861 | 2,981 | Freehold | | |
| 8, Westlea Road, Leamington Spa, Warwickshire CV31 3JF | CV31 3JF | CV31 3 | 23/10/2020 | 240,000 | 259,341 | N | Semi-detached | | 2 | 64 | 3,750 | 4,052 | Freehold | | |
| 10, Westlea Road, Leamington Spa, Warwickshire CV31 3JF | CV31 3JF | CV31 3 | 23/04/2021 | 225,000 | 229,564 | N | Terraced | | 2 | 57 | 3,947 | 4,027 | Freehold | | |
| 65, Westlea Road, Leamington Spa, Warwickshire CV31 3JE | CV31 3JE | CV31 3 | 26/11/2020 | 230,000 | 245,874 | N | Semi-detached | | 2 to 3 | 74 | 3,108 | 3,323 | Freehold | | |
| 59, Bury Road, Leamington Spa, Warwickshire CV31 3JD | CV31 3JD | CV31 3 | 23/10/2020 | 235,000 | 253,938 | N | Semi-detached | | 2 to 3 | 68 | 3,456 | 3,734 | Freehold | | |
| 73, Kennan Avenue, Leamington Spa, Warwickshire CV31 3HZ | CV31 3HZ | CV31 3 | 07/05/2021 | 212,400 | 215,905 | N | Terraced | | 3 | 68 | 3,124 | 3,175 | Freehold | | |
| 21, Bury Road, Leamington Spa, Warwickshire CV31 3HR | CV31 3HR | CV31 3 | 27/04/2020 | 167,500 | 178,186 | N | Semi-detached | | 2 to 3 | 73 | 2,295 | 2,441 | Freehold | | |
| 1, Bury Road, Leamington Spa, Warwickshire CV31 3HP | CV31 3HP | CV31 3 | 07/06/2021 | 227,500 | 234,346 | N | Semi-detached | | 2 to 3 | 72 | 3,160 | 3,255 | Freehold | | |
| 52, Bury Road, Leamington Spa, Warwickshire CV31 3HN | CV31 3HN | CV31 3 | 13/11/2020 | 245,000 | 261,909 | N | Semi-detached | | 2 to 3 | 69 | 3,551 | 3,796 | Freehold | | |
| 5, Hawthorn Road, Leamington Spa, Warwickshire CV31 3HD | CV31 3HD | CV31 3 | 16/04/2021 | 275,000 | 280,578 | N | Terraced | | 3 to 4 | 106 | 2,594 | 2,647 | Freehold | | |
| 1, Maple Road, Leamington Spa, Warwickshire CV31 3HA | CV31 3HA | CV31 3 | 03/11/2020 | 292,000 | 312,153 | N | Semi-detached | | 3 | 95 | 3,074 | 3,286 | Freehold | | |
| 25, Cashmore Avenue, Leamington Spa, Warwickshire CV31 3EU | CV31 3EU | CV31 3 | 07/10/2021 | 286,500 | 280,847 | N | Terraced | | 3 | 90 | 3,183 | 3,121 | Freehold | | |
| 33, Windmill Road, Leamington Spa, Warwickshire CV31 3ES | CV31 3ES | CV31 3 | 19/02/2021 | 217,000 | 219,730 | N | Terraced | | 2 | 60 | 3,617 | 3,662 | Freehold | | |
| 185, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EN | CV31 3EN | CV31 3 | 25/09/2020 | 700,000 | 760,649 | N | Semi-detached | | | 249 | 2,811 | 3,055 | Freehold | | |
| 168, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF | CV31 3EF | CV31 3 | 12/03/2021 | 253,100 | 264,865 | N | Semi-detached | | 3 | 86 | 2,943 | 3,080 | Freehold | | |
| 170, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF | CV31 3EF | CV31 3 | 31/01/2020 | 218,000 | 243,173 | N | Semi-detached | | 3 | 88 | 2,477 | 2,763 | Freehold | | |
| Flat 6, Redberry Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3EB | CV31 3EB | CV31 3 | 10/01/2020 | 167,000 | 173,318 | N | Flat | | 2 | 71 | 2,349 | 2,438 | Leasehold | | |
| 14, Tachbrook Court, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DY | CV31 3DY | CV31 3 | 27/03/2020 | 172,500 | 175,700 | N | Flat | | 2 | 62 | 2,782 | 2,834 | Leasehold | | |
| 27, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DW | CV31 3DW | CV31 3 | 17/01/2020 | 321,000 | 350,603 | N | Terraced | | 3 to 4 | 131 | 2,450 | 2,676 | Freehold | | |
| 77, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DT | CV31 3DT | CV31 3 | 23/11/2020 | 286,000 | 296,681 | N | Terraced | | 3 to 4 | 111 | 2,577 | 2,673 | Freehold | | |
| 16, Maxstoke Gardens, Leamington Spa, Warwickshire CV31 3DS | CV31 3DS | CV31 3 | 26/03/2021 | 155,000 | 156,113 | N | Flat | | 2 to 3 | 67 | 2,313 | 2,330 | Leasehold | | |
| 10, Priory Street, Leamington Spa, Warwickshire CV31 3DR | CV31 3DR | CV31 3 | 09/01/2020 | 410,000 | 471,612 | N | Detached | | | 117 | 3,504 | 4,031 | Freehold | | |
| 437, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ | CV31 3DQ | CV31 3 | 14/10/2020 | 390,000 | 432,226 | N | Detached | | 3 | 78 | 5,000 | 5,541 | Freehold | | |
| 451, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ | CV31 3DQ | CV31 3 | 09/07/2020 | 571,000 | 650,267 | N | Detached | | | 214 | 2,668 | 3,039 | Freehold | | |
| 409, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 18/09/2020 | 264,500 | 287,417 | N | Semi-detached | | 2 to 3 | 60 | 4,408 | 4,790 | Freehold | | |
| 413, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 25/02/2021 | 268,500 | 280,016 | N | Semi-detached | | 3 | 78 | 3,434 | 3,582 | Freehold | | |
| 373, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 08/01/2021 | 260,000 | 271,323 | N | Semi-detached | | 3 to 4 | 87 | 2,979 | 3,109 | Freehold | | |
| 311, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 06/04/2021 | 255,000 | 260,173 | N | Terraced | | 2 to 3 | 66 | 3,864 | 3,942 | Freehold | | |
| 303, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 24/01/2020 | 255,000 | 284,446 | N | Semi-detached | | 3 | 78 | 3,269 | 3,647 | Freehold | | |
| 353, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 15/01/2021 | 274,550 | 286,506 | N | Semi-detached | | 3 | 85 | 3,230 | 3,371 | Freehold | | |
| 48, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 27/08/2021 | 270,000 | 270,826 | N | Terraced | | 2 to 3 | 70 | 3,857 | 3,869 | Freehold | | |
| 53a, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 18/06/2021 | 254,000 | 254,479 | N | Terraced | | 3 | 84 | 3,024 | 3,030 | Freehold | | |
| 73, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 12/02/2021 | 270,000 | 281,581 | N | Semi-detached | | 3 | 111 | 2,432 | 2,537 | Freehold | | |
| 3, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 23/09/2021 | 225,000 | 225,145 | N | Terraced | | 2 | 47 | 4,787 | 4,790 | Freehold | | |
| 1, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 09/11/2020 | 220,000 | 228,216 | N | Terraced | | 2 | 54 | 4,074 | 4,226 | Freehold | | |
| 2, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 01/10/2020 | 206,150 | 216,882 | N | Terraced | | 2 to 3 | 55 | 3,748 | 3,943 | Freehold | | |
| 86, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 11/03/2021 | 261,400 | 273,551 | N | Semi-detached | | 3 | 71 | 3,682 | 3,853 | Freehold | | |
| 57, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 07/05/2021 | 173,000 | 173,945 | N | Flat | | 2 | 51 | 3,392 | 3,411 | Leasehold | | |
| 55, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 22/06/2020 | 160,000 | 162,809 | N | Flat | | 2 | 48 | 3,333 | 3,392 | Leasehold | | |
| 53, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 14/08/2020 | 165,000 | 170,495 | N | Flat | | 2 | 51 | 3,235 | 3,343 | Leasehold | | |
| 6, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 23/04/2021 | 175,000 | 176,656 | N | Flat | | 2 | 55 | 3,182 | 3,212 | Leasehold | | |
| 15, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 18/12/2020 | 165,500 | 165,752 | N | Flat | | 2 | 54 | 3,065 | 3,069 | Leasehold | | |
| 57, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BT | CV31 3BT | CV31 3 | 22/02/2021 | 212,000 | 214,667</ | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 18, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BS | CV31 3BS | CV31 3 | 04/06/2021 | 276,000 | 276,520 | N | Terraced | | 2 to 3 | 84 | 3,286 | 3,292 | Freehold | | |
| 14, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BQ | CV31 3BQ | CV31 3 | 27/03/2020 | 250,000 | 266,986 | N | Terraced | | 3 | 94 | 2,660 | 2,840 | Freehold | | |
| 79, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BG | CV31 3BG | CV31 3 | 22/01/2020 | 321,000 | 358,067 | N | Semi-detached | | 3 to 4 | 146 | 2,199 | 2,453 | Freehold | | |
| 27, St Georges Road, Leamington Spa, Warwickshire CV31 3AZ | CV31 3AZ | CV31 3 | 13/08/2021 | 277,000 | 277,848 | N | Terraced | | 2 to 3 | 67 | 4,134 | 4,147 | Freehold | | |
| 10, St Georges Road, Leamington Spa, Warwickshire CV31 3AY | CV31 3AY | CV31 3 | 18/01/2021 | 245,000 | 247,900 | N | Terraced | | 3 | 88 | 2,784 | 2,817 | Freehold | | |
| 4, Wise Terrace, Leamington Spa, Warwickshire CV31 3AS | CV31 3AS | CV31 3 | 31/07/2020 | 450,000 | 512,470 | N | Detached | | | 191 | 2,356 | 2,683 | Freehold | | |
| Flat 14, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN | CV31 3AN | CV31 3 | 06/03/2020 | 166,250 | 169,334 | N | Flat | | 2 | 54 | 3,079 | 3,136 | Leasehold | | |
| Flat 18, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN | CV31 3AN | CV31 3 | 28/02/2020 | 147,500 | 152,399 | N | Flat | | 1 | 62 | 2,379 | 2,458 | Leasehold | | |
| | | CV31 3 Average | | | | | | | | | | 3,607 | | | |
| 6, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW | CV31 2TW | CV31 2 | 01/02/2021 | 395,000 | 421,332 | N | Detached | | | 114 | 3,465 | 3,696 | Freehold | | |
| 1, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW | CV31 2TW | CV31 2 | 18/02/2021 | 366,000 | 390,399 | N | Detached | | | 106 | 3,453 | 3,683 | Freehold | | |
| 14, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ | CV31 2TQ | CV31 2 | 20/01/2021 | 304,000 | 317,239 | N | Semi-detached | | 3 | 75 | 4,053 | 4,230 | Freehold | | |
| 3, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ | CV31 2TQ | CV31 2 | 20/04/2021 | 250,000 | 262,202 | N | Semi-detached | | 2 to 3 | 62 | 4,032 | 4,229 | Freehold | | |
| 17, Frances Gibbs Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2TN | CV31 2TN | CV31 2 | 26/08/2020 | 270,000 | 305,819 | N | Detached | | 2 to 3 | 63 | 4,286 | 4,854 | Freehold | | |
| 9, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 01/10/2020 | 315,000 | 331,399 | N | Terraced | | 3 | 77 | 4,091 | 4,304 | Freehold | | |
| 3, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 24/08/2020 | 255,100 | 272,727 | N | Terraced | | 2 to 3 | 71 | 3,593 | 3,841 | Freehold | | |
| 22, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 25/03/2020 | 205,000 | 208,803 | N | Flat | | 2 to 3 | 61 | 3,361 | 3,423 | Leasehold | | |
| 37, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 22/05/2020 | 211,100 | 214,128 | N | Flat | | 2 | 80 | 2,639 | 2,677 | Leasehold | | |
| 31, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 05/05/2021 | 265,000 | 276,106 | N | Semi-detached | | 2 | 58 | 4,569 | 4,760 | Freehold | | |
| 91, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 25/09/2020 | 260,000 | 290,477 | N | Detached | | 2 | 63 | 4,127 | 4,611 | Freehold | | |
| 79, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 16/12/2020 | 264,950 | 279,824 | N | Semi-detached | | 2 to 3 | 62 | 4,273 | 4,513 | Freehold | | |
| 72, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 07/02/2020 | 235,000 | 260,398 | N | Semi-detached | | 2 to 3 | 63 | 3,730 | 4,133 | Freehold | | |
| 50, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 31/01/2020 | 280,000 | 305,822 | N | Terraced | | 2 to 3 | 76 | 3,684 | 4,024 | Freehold | | |
| 3, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 06/08/2021 | 395,000 | 406,370 | N | Detached | | 3 to 4 | 105 | 3,762 | 3,870 | Freehold | | |
| 62, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 05/03/2021 | 320,000 | 334,875 | N | Semi-detached | | 3 | 89 | 3,596 | 3,763 | Freehold | | |
| 74, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 16/04/2021 | 260,000 | 272,691 | N | Semi-detached | | 2 to 3 | 73 | 3,562 | 3,735 | Freehold | | |
| 7, Justice Close, Whitnash, Leamington Spa, Warwickshire CV31 2TF | CV31 2TF | CV31 2 | 24/07/2020 | 340,000 | 387,199 | N | Detached | | 3 | 106 | 3,208 | 3,653 | Freehold | | |
| 40, Weilerswist Drive, Whitnash, Leamington Spa, Warwickshire CV31 2TD | CV31 2TD | CV31 2 | 03/09/2020 | 217,500 | 230,511 | N | Terraced | | 2 to 3 | 62 | 3,508 | 3,718 | Freehold | | |
| 10, Magnolia Drive, Whitnash, Leamington Spa, Warwickshire CV31 2SZ | CV31 2SZ | CV31 2 | 01/04/2021 | 375,000 | 400,709 | N | Detached | | | 93 | 4,032 | 4,309 | Freehold | | |
| 14, Hebe Way, Whitnash, Leamington Spa, Warwickshire CV31 2SX | CV31 2SX | CV31 2 | 26/03/2021 | 245,000 | 249,410 | N | Terraced | | | 71 | 3,451 | 3,513 | Freehold | | |
| 11, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 12/11/2020 | 455,000 | 498,512 | N | Detached | | | 123 | 3,699 | 4,053 | Freehold | | |
| 40, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 04/06/2021 | 451,000 | 471,898 | N | Detached | | | 123 | 3,667 | 3,837 | Freehold | | |
| 17, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 27/11/2020 | 240,000 | 248,963 | N | Terraced | | | 72 | 3,333 | 3,458 | Freehold | | |
| 9, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 03/03/2021 | 465,000 | 496,963 | N | Detached | | | 144 | 3,229 | 3,451 | Freehold | | |
| 3, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 29/03/2021 | 675,000 | 721,397 | N | Detached | | | 220 | 3,068 | 3,279 | Freehold | | |
| 5, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 26/03/2021 | 435,000 | 464,901 | N | Detached | | | 144 | 3,021 | 3,228 | Freehold | | |
| 6, Dawson Close, Whitnash, Leamington Spa, Warwickshire CV31 2RZ | CV31 2RZ | CV31 2 | 12/06/2020 | 269,000 | 289,747 | N | Semi-detached | | 2 | 62 | 4,339 | 4,673 | Freehold | | |
| 3, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX | CV31 2RX | CV31 2 | 29/03/2021 | 236,100 | 247,075 | N | Semi-detached | | 2 | 58 | 4,071 | 4,260 | Freehold | | |
| 16, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX | CV31 2RX | CV31 2 | 09/03/2021 | 215,000 | 224,994 | N | Semi-detached | | 2 to 3 | 65 | 3,308 | 3,461 | Freehold | | |
| 8, Barford Approach, Whitnash, Leamington Spa, Warwickshire CV31 2RU | CV31 2RU | CV31 2 | 03/06/2021 | 238,000 | 238,449 | N | Terraced | | 2 to 3 | 84 | 2,833 | 2,839 | Freehold | | |
| 4, Cherry Blossom Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RT | CV31 2RT | CV31 2 | 07/09/2020 | 235,000 | 255,361 | N | Semi-detached | | 2 to 3 | 67 | 3,507 | 3,811 | Freehold | | |
| 25, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS | CV31 2RS | CV31 2 | 13/05/2021 | 239,000 | 249,016 | N | Semi-detached | | 2 | 60 | 3,983 | 4,150 | Freehold | | |
| 18, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS | CV31 2RS | CV31 2 | 24/02/2021 | 275,000 | 286,795 | N | Semi-detached | | 2 to 3 | 91 | 3,022 | 3,152 | Freehold | | |
| 42, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 13/11/2020 | 275,000 | 293,980 | N | Semi-detached | | 2 to 3 | 75 | 3,667 | 3,920 | Freehold | | |
| 66, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 26/03/2021 | 470,000 | 502,306 | N | Detached | | 3 | 146 | 3,218 | 3,439 | Freehold | | |
| 55, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 02/11/2020 | 265,000 | 274,897 | N | Terraced | | 2 to 3 | 80 | 3,313 | 3,436 | Freehold | | |
| 31, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 09/10/2020 | 262,500 | 283,654 | N | Semi-detached | | 2 to 3 | 84 | 3,125 | 3,377 | Freehold | | |
| 56, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 12/02/2021 | 279,950 | 283,472 | N | Terraced | | 2 to 3 | 90 | 3,111 | 3,150 | Freehold | | |
| 8, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ | CV31 2RJ | CV31 2 | 25/06/2021 | 280,000 | 280,528 | N | Terraced | | 2 to 3 | 84 | 3,333 | 3,340 | Freehold | | |
| 14, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ | CV31 2RJ | CV31 2 | 01/02/2021 | 335,000 | 349,369 | N | Semi-detached | | 3 to 4 | 118 | 2,839 | 2,961 | Freehold | | |
| 8, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH | CV31 2RH | CV31 2 | 20/08/2021 | 240,000 | 244,236 | N | Semi-detached | | 2 | 67 | 3,582 | 3,645 | Freehold | | |
| 23, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH | CV31 2RH | CV31 2 | 06/08/2021 | 266,500 | 271,203 | N | Semi-detached | | 3 | 77 | 3,461 | 3,522 | Freehold | | |
| 2, Burrows Close, Whitnash, Leamington Spa, Warwickshire CV31 2RG | CV31 2RG | CV31 2 | 27/02/2020 | 203,000 | 220,041 | N | Terraced | | 2 | 68 | 2,985 | 3,236 | Freehold | | |
| 2, Holmes Road, Whitnash, Leamington Spa, Warwickshire CV31 2RF | CV31 2RF | CV31 2 | 13/01/2021 | 315,000 | 328,718 | N | Semi-detached | | 3 | 99 | 3,191 | 3,330 | Freehold | | |
| 7, Villebon Way, Whitnash, Leamington Spa, Warwickshire CV31 2RD | CV31 2RD | CV31 2 | 16/03/2021 | 287,000 | 300,341 | N | Semi-detached | | 2 to 3 | 97 | 2,959 | 3,096 | Freehold | | |
| 6, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 31/07/2020 | 308,000 | 350,757 | N | Detached | | 2 to 3 | 100 | 3,080 | 3,508 | Freehold | | |
| 14, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 18/02/2021 | 450,000 | 479,999 | N | Detached | | | 166 | 2,711 | 2,892 | Freehold | | |
| 1, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 10/02/2021 | 180,000 | 179,561 | N | Flat | | 2 to 3 | 76 | 2,368 | 2,363 | Leasehold | | |
| 16, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 30/07/2021 | 235,000 | 245,838 | N | Semi-detached | | 2 | 61 | 3,852 | 4,030 | Freehold | | |
| 1, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 30/10/2020 | 218,000 | 235,568 | N | Semi-detached | | 2 | 65 | 3,354 | 3,624 | Freehold | | |
| 12, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 17/01/2020 | 305,000 | 333,127 | N | Terraced | | 3 to 4 | 126 | 2,421 | 2,644 | Freehold | | |
| 90, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ | CV31 2QZ | CV31 2 | 23/07/2021 | 285,000 | 298,145 | N | Semi-detached | | 2 | 78 | 3,654 | 3,822 | Freehold | | |
| 43, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ | CV31 2QZ | CV31 2 | 17/06/2021 | 297,000 | 305,938 | N | Semi-detached | | 3 | 91 | 3,264 | 3,362 | Freehold | | |
| 73, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY | CV31 2QY | CV31 2 | 22/04/2020 | 252,000 | 268,077 | N | Semi-detached | | 2 | 72 | 3,500 | 3,723 | Freehold | | |
| 95, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY | CV31 2QY | CV31 2 | 21/09/2021 | 392,500 | 397,636 | N | Detached | | | 113 | 3,473 | 3,519 | Freehold | | |
| 17, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX | CV31 2QX | CV31 2 | 12/06/2020 | 259,000 | 278,975 | N | Semi-detached | | 3 | 82 | 3,159 | 3,402 | Freehold | | |
| 20, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX | CV31 2QX | CV31 2 | 19/08/2021 | 265,000 | 265,811 | N | Terraced | | 2 to 3 | 84 | 3,155 | 3,164 | Freehold | | |
| 22, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT | CV31 2QT | CV31 2 | 23/10/2020 | 322,000 | 347,949 | N | Semi-detached | | 3 to 4 | 106 | 3,038 | 3,283 | Freehold | | |
| 10, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT | CV31 2QT | CV31 2 | 07/06/2021 | 312,500 | 321,904 | N | Semi-detached | | 2 to 3 | 104 | 3,005 | 3,095 | Freehold | | |
| 2, Rectory Close, Whitnash, Leamington Spa, Warwickshire CV31 2QS | CV31 2QS | CV31 2 | 27/11/2020 | 270,000 | 288,634 | N | Semi-detached | | 3 to 4 | 103 | 2,621 | 2,802 | Freehold | | |
| 37, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QQ | CV31 2QQ | CV31 2 | 05/01/2021 | 261,500 | 272,888 | N | Semi-detached | | 2 to 3 | 79 | 3,310 | 3,454 | Freehold | | |
| 40, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QG | CV31 2QG | CV31 2 | 09/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 95 | 2,375 | 2,423 | Freehold | | |
| 12, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE | CV31 2QE | CV31 2 | 09/04/2021 | 312,000 | 327,229 | N | Semi-detached | | 3 | 98 | 3,184 | 3,339 | Freehold | | |
| 10, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE | CV31 2QE | CV31 2 | 12/03/2021 | 328,000 | 343,247 | N | Semi-detached | | | 125 | 2,624 | 2,746 | Freehold | | |
| 2, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD | CV31 2QD | CV31 2 | 20/03/2020 | 350,000 | 392,369 | N | Detached | | 2 to 3 | 89 | 3,933 | 4,409 | Freehold | | |
| 12a, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD | CV31 2QD | CV31 2 | 29/06/2021 | 320,000 | 329,630 | N | Semi-detached | | 3 | 100 | 3,200 | 3,296 | Freehold | | |
| 53, Golf Lane, Whitnash, Leamington Spa, Warwickshire CV31 2QB | CV31 2QB | CV31 2 | 14/08/2020 | 715,000 | 809,854 | N | Detached | | 3 | 164 | 4,360 | 4,938 | Freehold | | |
| 16, Markham Drive, Whitnash, Leamington Spa, Warwickshire CV31 2PP | CV31 2PP | CV31 2 | 30/04/2021 | 125,000 | 126,183 | N | Flat | | 1 | 37 | 3,378 | 3,410 | Le | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 54, Southway, Leamington Spa, Warwickshire CV31 2PF | CV31 2PF | CV31 2 | 19/10/2021 | 253,000 | 248,981 | N | Semi-detached | | 2 to 3 | 89 | 2,843 | 2,798 | Freehold | | |
| 32, Southway, Leamington Spa, Warwickshire CV31 2PE | CV31 2PE | CV31 2 | 04/09/2020 | 170,000 | 184,729 | N | Semi-detached | | 2 to 3 | 75 | 2,267 | 2,463 | Freehold | | |
| 16, Haseley Close, Leamington Spa, Warwickshire CV31 2PD | CV31 2PD | CV31 2 | 14/05/2021 | 208,000 | 216,717 | N | Semi-detached | | 3 | 77 | 2,701 | 2,815 | Freehold | | |
| Flat 2, 9, Haseley Close, Leamington Spa, Warwickshire CV31 2PD | CV31 2PD | CV31 2 | 11/09/2020 | 157,000 | 161,479 | N | Flat | | 2 | 64 | 2,453 | 2,523 | Leasehold | | |
| 11, Redland Road, Leamington Spa, Warwickshire CV31 2PB | CV31 2PB | CV31 2 | 31/01/2020 | 220,000 | 240,289 | N | Terraced | | 3 | 86 | 2,558 | 2,794 | Freehold | | |
| 25, Arden Close, Leamington Spa, Warwickshire CV31 2PA | CV31 2PA | CV31 2 | 17/12/2020 | 208,000 | 219,677 | N | Semi-detached | | 2 to 3 | 67 | 3,104 | 3,279 | Freehold | | |
| 21, Arden Close, Leamington Spa, Warwickshire CV31 2PA | CV31 2PA | CV31 2 | 27/08/2021 | 230,700 | 234,772 | N | Semi-detached | | 3 | 75 | 3,076 | 3,130 | Freehold | | |
| 35, Henley Road, Leamington Spa, Warwickshire CV31 2NZ | CV31 2NZ | CV31 2 | 29/04/2021 | 208,000 | 218,152 | N | Semi-detached | | 2 | 67 | 3,104 | 3,256 | Freehold | | |
| 8, Henley Road, Leamington Spa, Warwickshire CV31 2NY | CV31 2NY | CV31 2 | 10/12/2020 | 225,000 | 237,631 | N | Semi-detached | | 2 to 3 | 78 | 2,885 | 3,047 | Freehold | | |
| 14, Henley Road, Leamington Spa, Warwickshire CV31 2NY | CV31 2NY | CV31 2 | 31/01/2020 | 225,000 | 250,982 | N | Semi-detached | | 3 | 94 | 2,394 | 2,670 | Freehold | | |
| 41, St Margarets Road, Leamington Spa, Warwickshire CV31 2NX | CV31 2NX | CV31 2 | 07/03/2020 | 200,000 | 213,588 | N | Terraced | | 2 to 3 | 76 | 2,632 | 2,810 | Freehold | | |
| 59, St Margarets Road, Leamington Spa, Warwickshire CV31 2NU | CV31 2NU | CV31 2 | 26/06/2020 | 260,000 | 280,052 | N | Semi-detached | | 3 | 111 | 2,342 | 2,523 | Freehold | | |
| 15, Grosvenor Road, Leamington Spa, Warwickshire CV31 2NN | CV31 2NN | CV31 2 | 27/02/2020 | 288,000 | 319,126 | N | Semi-detached | | 3 | 86 | 3,349 | 3,711 | Freehold | | |
| 3, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 18/12/2020 | 220,000 | 232,350 | N | Semi-detached | | 2 to 3 | 70 | 3,143 | 3,319 | Freehold | | |
| 26, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 24/04/2020 | 315,000 | 335,096 | N | Semi-detached | | 3 | 105 | 3,000 | 3,191 | Freehold | | |
| 16, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 14/08/2020 | 370,000 | 405,509 | N | Semi-detached | | 3 to 4 | 130 | 2,846 | 3,119 | Freehold | | |
| 14, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 08/01/2021 | 265,136 | 276,682 | N | Semi-detached | | 3 to 4 | 119 | 2,228 | 2,325 | Freehold | | |
| 22, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF | CV31 2NF | CV31 2 | 04/03/2020 | 302,500 | 329,889 | N | Semi-detached | | 3 | 79 | 3,836 | 4,183 | Freehold | | |
| 72, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF | CV31 2NF | CV31 2 | 05/02/2021 | 265,000 | 276,366 | N | Semi-detached | | 2 to 3 | 87 | 3,046 | 3,177 | Freehold | | |
| 25, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 18/02/2021 | 307,000 | 320,168 | N | Semi-detached | | 3 to 4 | 78 | 3,936 | 4,105 | Freehold | | |
| 53, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 11/05/2021 | 285,000 | 296,944 | N | Semi-detached | | 3 | 87 | 3,276 | 3,413 | Freehold | | |
| 83, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 22/09/2020 | 350,000 | 380,324 | N | Semi-detached | | | 136 | 2,574 | 2,797 | Freehold | | |
| 37, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 19/02/2021 | 345,000 | 359,798 | N | Semi-detached | | | 149 | 2,315 | 2,415 | Freehold | | |
| 19, Ashford Road, Whitnash, Leamington Spa, Warwickshire CV31 2NA | CV31 2NA | CV31 2 | 13/11/2020 | 320,000 | 350,602 | N | Detached | | 2 to 3 | 77 | 4,156 | 4,553 | Freehold | | |
| 134, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 23/07/2021 | 300,000 | 313,836 | N | Semi-detached | | 3 to 4 | 72 | 4,167 | 4,359 | Freehold | | |
| 144, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 24/01/2020 | 269,750 | 300,899 | N | Semi-detached | | 3 | 76 | 3,549 | 3,959 | Freehold | | |
| 158, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 04/12/2020 | 235,000 | 248,192 | N | Semi-detached | | 2 to 3 | 68 | 3,456 | 3,650 | Freehold | | |
| 79, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LX | CV31 2LX | CV31 2 | 25/08/2020 | 350,000 | 383,590 | N | Semi-detached | | 3 | 68 | 5,147 | 5,641 | Freehold | | |
| 116, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2LT | CV31 2LT | CV31 2 | 15/03/2021 | 222,500 | 232,843 | N | Semi-detached | | 2 | 61 | 3,648 | 3,817 | Freehold | | |
| 23, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 26/03/2020 | 207,000 | 221,064 | N | Terraced | | 2 | 63 | 3,286 | 3,509 | Freehold | | |
| 21, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 20/01/2021 | 197,500 | 199,838 | N | Terraced | | 2 | 61 | 3,238 | 3,276 | Freehold | | |
| 1, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 18/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 85 | 3,235 | 3,274 | Freehold | | |
| 32, Chandlers Road, Whitnash, Leamington Spa, Warwickshire CV31 2LL | CV31 2LL | CV31 2 | 11/09/2020 | 255,000 | 277,094 | N | Semi-detached | | 2 | 58 | 4,397 | 4,777 | Freehold | | |
| 25, Morse Road, Whitnash, Leamington Spa, Warwickshire CV31 2LH | CV31 2LH | CV31 2 | 30/07/2021 | 280,000 | 292,914 | N | Semi-detached | | 2 | 69 | 4,058 | 4,245 | Freehold | | |
| 4, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 26/03/2020 | 285,000 | 304,364 | N | Terraced | | 3 | 93 | 3,065 | 3,273 | Freehold | | |
| 11, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 22/01/2021 | 450,000 | 469,597 | N | Semi-detached | | | 145 | 3,103 | 3,239 | Freehold | | |
| 2, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 19/11/2020 | 338,500 | 351,142 | N | Terraced | | 3 to 4 | 113 | 2,996 | 3,107 | Freehold | | |
| 156, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2LE | CV31 2LE | CV31 2 | 06/08/2021 | 450,000 | 462,954 | N | Detached | | 2 to 3 | 82 | 5,488 | 5,646 | Freehold | | |
| 18, Washbourne Road, Whitnash, Leamington Spa, Warwickshire CV31 2LD | CV31 2LD | CV31 2 | 02/02/2021 | 357,000 | 372,312 | N | Semi-detached | | 2 | 58 | 6,155 | 6,419 | Freehold | | |
| 15, Murcott Road West, Whitnash, Leamington Spa, Warwickshire CV31 2LB | CV31 2LB | CV31 2 | 26/03/2021 | 250,000 | 254,500 | N | Terraced | | 3 | 98 | 2,551 | 2,597 | Freehold | | |
| 28, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 13/11/2020 | 305,000 | 326,050 | N | Semi-detached | | 2 to 3 | 78 | 3,910 | 4,180 | Freehold | | |
| 25, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 16/11/2020 | 304,750 | 325,783 | N | Semi-detached | | 3 | 88 | 3,463 | 3,702 | Freehold | | |
| 24, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 07/07/2020 | 245,500 | 270,495 | N | Semi-detached | | 3 | 86 | 2,855 | 3,145 | Freehold | | |
| 140, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 18/06/2021 | 393,500 | 394,242 | N | Terraced | | | 118 | 3,335 | 3,341 | Freehold | | |
| 88, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 18/12/2020 | 330,000 | 348,526 | N | Semi-detached | | 3 to 4 | 115 | 2,870 | 3,031 | Freehold | | |
| 108, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 07/05/2021 | 352,000 | 366,752 | N | Semi-detached | | 3 to 4 | 136 | 2,588 | 2,697 | Freehold | | |
| 35, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 16/10/2020 | 347,500 | 375,504 | N | Semi-detached | | 3 | 69 | 5,036 | 5,442 | Freehold | | |
| 39, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 03/12/2020 | 290,000 | 306,280 | N | Semi-detached | | 3 | 58 | 5,000 | 5,281 | Freehold | | |
| 86, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 27/03/2020 | 320,000 | 348,973 | N | Semi-detached | | 3 | 95 | 3,368 | 3,673 | Freehold | | |
| 11a, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 25/09/2020 | 267,500 | 290,677 | N | Semi-detached | | 3 | 72 | 3,715 | 4,037 | Freehold | | |
| 5, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 27/03/2020 | 300,000 | 327,162 | N | Semi-detached | | 3 | 89 | 3,371 | 3,676 | Freehold | | |
| 26, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 07/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 83 | 3,313 | 3,486 | Freehold | | |
| 56, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW | CV31 2JW | CV31 2 | 13/11/2020 | 310,500 | 331,930 | N | Semi-detached | | 3 | 77 | 4,032 | 4,311 | Freehold | | |
| 60, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW | CV31 2JW | CV31 2 | 22/04/2020 | 382,000 | 406,370 | N | Semi-detached | | 2 to 3 | 120 | 3,183 | 3,386 | Freehold | | |
| 21, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 18/06/2021 | 272,000 | 280,186 | N | Semi-detached | | 3 | 66 | 4,121 | 4,245 | Freehold | | |
| 22, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 11/09/2020 | 280,000 | 296,750 | N | Terraced | | 2 to 3 | 74 | 3,784 | 4,010 | Freehold | | |
| 15, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 09/10/2020 | 290,200 | 313,587 | N | Semi-detached | | 2 to 3 | 89 | 3,261 | 3,523 | Freehold | | |
| 2, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 17/12/2020 | 246,000 | 259,810 | N | Semi-detached | | 3 | 75 | 3,280 | 3,464 | Freehold | | |
| 36, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 12/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 74 | 3,378 | 3,439 | Freehold | | |
| 3, Gleave Road, Whitnash, Leamington Spa, Warwickshire CV31 2JT | CV31 2JT | CV31 2 | 29/06/2021 | 472,500 | 494,394 | N | Detached | | | 135 | 3,500 | 3,662 | Freehold | | |
| 38, Whitmore Road, Whitnash, Leamington Spa, Warwickshire CV31 2JQ | CV31 2JQ | CV31 2 | 02/10/2020 | 405,000 | 437,638 | N | Semi-detached | | | 132 | 3,068 | 3,315 | Freehold | | |
| 102, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2JP | CV31 2JP | CV31 2 | 05/02/2021 | 359,000 | 374,398 | N | Semi-detached | | 3 to 4 | 112 | 3,205 | 3,343 | Freehold | | |
| 35, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JN | CV31 2JN | CV31 2 | 12/03/2021 | 183,000 | 184,314 | N | Flat | | 2 to 3 | 64 | 2,859 | 2,880 | Leasehold | | |
| 7, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JE | CV31 2JE | CV31 2 | 23/08/2021 | 295,000 | 300,206 | N | Semi-detached | | 3 | 84 | 3,512 | 3,574 | Freehold | | |
| 62, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB | CV31 2JB | CV31 2 | 06/07/2020 | 258,000 | 284,267 | N | Semi-detached | | 2 to 3 | 73 | 3,534 | 3,894 | Freehold | | |
| 80, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB | CV31 2JB | CV31 2 | 31/03/2021 | 245,000 | 256,389 | N | Semi-detached | | 3 | 74 | 3,311 | 3,465 | Freehold | | |
| 4, Field Views, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2HZ | CV31 2HZ | CV31 2 | 27/03/2020 | 225,000 | 240,287 | N | Terraced | | 2 to 3 | 70 | 3,214 | 3,433 | Freehold | | |
| 12, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY | CV31 2HY | CV31 2 | 18/09/2020 | 224,000 | 237,400 | N | Terraced | | 2 to 3 | 65 | 3,446 | 3,652 | Freehold | | |
| 5, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY | CV31 2HY | CV31 2 | 11/09/2020 | 204,500 | 216,734 | N | Terraced | | 2 to 3 | 70 | 2,921 | 3,096 | Freehold | | |
| 25a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 09/10/2020 | 180,000 | 185,001 | N | Flat | | 2 | 62 | 2,903 | 2,984 | Leasehold | | |
| 31a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 15/01/2021 | 165,000 | 163,794 | N | Flat | | 2 | 60 | 2,750 | 2,730 | Leasehold | | |
| 29, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 05/01/2021 | 150,000 | 148,903 | N | Flat | | 2 | 55 | 2,727 | 2,707 | Leasehold | | |
| 14, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS | CV31 2HS | CV31 2 | 24/01/2020 | 230,000 | 251,211 | N | Terraced | | 2 to 3 | 78 | 2,949 | 3,221 | Freehold | | |
| 13, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS | CV31 2HS | CV31 2 | 11/05/2020 | 220,000 | 232,543 | N | Terraced | | 2 | 80 | 2,750 | 2,907 | Freehold | | |
| 125, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 04/03/2020 | 265,000 | 288,993 | N | Semi-detached | | 2 | 74 | 3,581 | 3,905 | Freehold | | |
| 50, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 30/04/2021 | 295,000 | 309,399 | N | Semi-detached | | 3 | 95 | 3,105 | 3,257 | Freehold | | |
| 95, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 16/08/2021 | 280,000 | 284,942 | N | Semi-detached | | 3 | 94 | 2,979 | 3,031 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 24, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HL | CV31 2HL | CV31 2 | 02/10/2020 | 353,000 | 391,220 | N | Detached | | 2 to 3 | 80 | 4,413 | 4,890 | Freehold | | |
| Flat 8, St Margarets House, Church Close, Whitnash, Leamington Spa, Warwickshire CV31 2HJ | CV31 2HJ | CV31 2 | 13/11/2020 | 135,000 | 136,819 | N | Flat | | 1 | 40 | 3,375 | 3,420 | Leasehold | | |
| 41, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HF | CV31 2HF | CV31 2 | 09/11/2020 | 405,000 | 443,730 | N | Detached | | 2 to 3 | 70 | 5,786 | 6,339 | Freehold | | |
| 6, The Doglands, Leamington Spa, Warwickshire CV31 2HE | CV31 2HE | CV31 2 | 06/11/2020 | 260,000 | 277,944 | N | Semi-detached | | 2 | 82 | 3,171 | 3,390 | Freehold | | |
| 14, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA | CV31 2HA | CV31 2 | 03/03/2021 | 310,000 | 324,410 | N | Semi-detached | | | 97 | 3,196 | 3,344 | Freehold | | |
| 13, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA | CV31 2HA | CV31 2 | 19/03/2021 | 233,000 | 237,194 | N | Terraced | | 3 | 88 | 2,648 | 2,695 | Freehold | | |
| 4, Burridge Place, Leamington Spa, Warwickshire CV31 2FQ | CV31 2FQ | CV31 2 | 15/01/2021 | 300,000 | 303,551 | N | Terraced | | | 92 | 3,261 | 3,299 | Freehold | | |
| 3, Wright Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2FP | CV31 2FP | CV31 2 | 31/07/2020 | 400,000 | 455,529 | N | Detached | | | 100 | 4,000 | 4,555 | Leasehold | | |
| 6, Sutton Drive, Whitnash, Leamington Spa, Warwickshire CV31 2FN | CV31 2FN | CV31 2 | 27/11/2020 | 225,000 | 233,403 | N | Terraced | | | 57 | 3,947 | 4,095 | Leasehold | | |
| 2, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 29/05/2020 | 235,000 | 248,399 | N | Terraced | | | 57 | 4,123 | 4,358 | Leasehold | | |
| 1, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 15/05/2020 | 270,000 | 285,394 | N | Terraced | | | 69 | 3,913 | 4,136 | Leasehold | | |
| 21, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 04/06/2021 | 298,000 | 306,968 | N | Semi-detached | | | 84 | 3,548 | 3,654 | Freehold | | |
| 14, O'Donnell Road, Whitnash, Leamington Spa, Warwickshire CV31 2FJ | CV31 2FJ | CV31 2 | 04/03/2021 | 355,000 | 379,402 | N | Detached | | | 91 | 3,901 | 4,169 | Freehold | | |
| 5, Duckett Place, Whitnash, Leamington Spa, Warwickshire CV31 2FF | CV31 2FF | CV31 2 | 03/01/2020 | 325,000 | 373,839 | N | Detached | | | 91 | 3,571 | 4,108 | Leasehold | | |
| 2, Batchelor Close, Whitnash, Leamington Spa, Warwickshire CV31 2FA | CV31 2FA | CV31 2 | 26/08/2020 | 326,000 | 369,248 | N | Detached | | | 88 | 3,705 | 4,196 | Leasehold | | |
| 28, Masters Road, Leamington Spa, Warwickshire CV31 2EY | CV31 2EY | CV31 2 | 18/09/2020 | 225,000 | 244,494 | N | Semi-detached | | 3 | 74 | 3,041 | 3,304 | Freehold | | |
| 21, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU | CV31 2EU | CV31 2 | 27/03/2020 | 220,000 | 234,947 | N | Terraced | | 2 | 61 | 3,607 | 3,852 | Freehold | | |
| 7, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU | CV31 2EU | CV31 2 | 14/08/2020 | 189,000 | 202,059 | N | Terraced | | 2 | 61 | 3,098 | 3,312 | Freehold | | |
| 52, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET | CV31 2ET | CV31 2 | 25/11/2020 | 273,000 | 291,842 | N | Semi-detached | | 2 to 3 | 70 | 3,900 | 4,169 | Freehold | | |
| 63, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET | CV31 2ET | CV31 2 | 13/03/2020 | 225,000 | 240,287 | N | Terraced | | 2 | 59 | 3,814 | 4,073 | Freehold | | |
| 82, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ | CV31 2EQ | CV31 2 | 03/06/2021 | 295,000 | 303,878 | N | Semi-detached | | 2 to 3 | 85 | 3,471 | 3,575 | Freehold | | |
| 114, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ | CV31 2EQ | CV31 2 | 21/12/2020 | 365,000 | 385,490 | N | Semi-detached | | | 139 | 2,626 | 2,773 | Freehold | | |
| 101, Brunswick Street, Leamington Spa, Warwickshire CV31 2EF | CV31 2EF | CV31 2 | 08/04/2021 | 220,000 | 230,738 | N | Semi-detached | | 3 | 96 | 2,292 | 2,404 | Freehold | | |
| Flat 8, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB | CV31 2EB | CV31 2 | 16/09/2021 | 162,000 | 160,963 | N | Flat | | 2 | 57 | 2,842 | 2,824 | Leasehold | | |
| Flat 5, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB | CV31 2EB | CV31 2 | 21/04/2021 | 154,000 | 155,457 | N | Flat | | 2 | 56 | 2,750 | 2,776 | Leasehold | | |
| Flat 5, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX | CV31 2DX | CV31 2 | 17/01/2020 | 149,000 | 154,637 | N | Flat | | 2 | 62 | 2,403 | 2,494 | Leasehold | | |
| Flat 8, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX | CV31 2DX | CV31 2 | 29/06/2021 | 158,000 | 157,269 | N | Flat | | 2 | 65 | 2,431 | 2,420 | Leasehold | | |
| 2, Parker Drive, Whitnash, Leamington Spa, Warwickshire CV31 2DU | CV31 2DU | CV31 2 | 05/02/2021 | 345,000 | 367,999 | N | Detached | | | 91 | 3,791 | 4,044 | Leasehold | | |
| Flat 2, 11, Brunswick Street, Leamington Spa, Warwickshire CV31 2DS | CV31 2DS | CV31 2 | 14/10/2021 | 139,000 | 136,252 | N | Flat | | 1 | 46 | 3,022 | 2,962 | Leasehold | | |
| 3, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 21/01/2021 | 240,000 | 250,452 | N | Semi-detached | | | 57 | 4,211 | 4,394 | Leasehold | | |
| 9, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 30/01/2020 | 345,000 | 396,844 | N | Detached | | | 91 | 3,791 | 4,361 | Leasehold | | |
| 16, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 09/10/2020 | 342,000 | 379,029 | N | Detached | | | 91 | 3,758 | 4,165 | Leasehold | | |
| 2, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 30/10/2020 | 325,000 | 360,188 | N | Detached | | | 91 | 3,571 | 3,958 | Leasehold | | |
| 98, Waverley Road, Leamington Spa, Warwickshire CV31 2DE | CV31 2DE | CV31 2 | 22/03/2021 | 257,500 | 269,470 | N | Semi-detached | | 3 to 4 | 78 | 3,301 | 3,455 | Freehold | | |
| 65, Waverley Road, Leamington Spa, Warwickshire CV31 2DE | CV31 2DE | CV31 2 | 27/11/2020 | 227,000 | 242,667 | N | Semi-detached | | 3 to 4 | 85 | 2,671 | 2,855 | Freehold | | |
| 53, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 09/08/2021 | 290,000 | 295,118 | N | Semi-detached | | 3 to 4 | 87 | 3,333 | 3,392 | Freehold | | |
| 50, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 10/07/2020 | 245,000 | 269,944 | N | Semi-detached | | 3 to 4 | 100 | 2,450 | 2,699 | Freehold | | |
| 36, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 26/11/2020 | 202,000 | 209,544 | N | Terraced | | 3 | 86 | 2,349 | 2,437 | Freehold | | |
| 23, Scott Road, Leamington Spa, Warwickshire CV31 2BS | CV31 2BS | CV31 2 | 26/02/2020 | 227,500 | 252,087 | N | Semi-detached | | 2 to 3 | 86 | 2,645 | 2,931 | Freehold | | |
| 119, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ | CV31 2BQ | CV31 2 | 04/09/2020 | 270,000 | 286,152 | N | Terraced | | 2 to 3 | 86 | 3,140 | 3,327 | Freehold | | |
| 109, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ | CV31 2BQ | CV31 2 | 14/08/2020 | 220,000 | 235,201 | N | Terraced | | 2 to 3 | 80 | 2,750 | 2,940 | Freehold | | |
| 13, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 22/01/2021 | 280,000 | 292,194 | N | Semi-detached | | 3 | 73 | 3,836 | 4,003 | Freehold | | |
| 14, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 07/06/2021 | 259,000 | 266,794 | N | Semi-detached | | 2 to 3 | 68 | 3,809 | 3,923 | Freehold | | |
| 22, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 26/10/2020 | 230,500 | 249,076 | N | Semi-detached | | 3 | 83 | 2,774 | 2,997 | Freehold | | |
| 8, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 18/06/2020 | 222,500 | 246,308 | N | Detached | | 3 | 66 | 3,371 | 3,732 | Freehold | | |
| 23, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 27/08/2021 | 272,500 | 277,309 | N | Semi-detached | | 3 | 80 | 3,406 | 3,466 | Freehold | | |
| 13, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 18/06/2021 | 268,000 | 276,065 | N | Semi-detached | | 3 | 81 | 3,309 | 3,408 | Freehold | | |
| 98, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BH | CV31 2BH | CV31 2 | 16/10/2020 | 221,000 | 232,505 | N | Terraced | | 2 to 3 | 82 | 2,695 | 2,835 | Freehold | | |
| 37, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 24/03/2021 | 325,000 | 347,339 | N | Detached | | | 88 | 3,693 | 3,947 | Leasehold | | |
| 25, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 18/06/2021 | 410,000 | 428,998 | N | Detached | | | 112 | 3,661 | 3,830 | Leasehold | | |
| 12, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 28/09/2020 | 374,000 | 417,840 | N | Detached | | | 129 | 2,899 | 3,239 | Leasehold | | |
| 119, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR | CV31 2AR | CV31 2 | 28/01/2021 | 237,500 | 240,311 | N | Terraced | | 2 to 3 | 73 | 3,253 | 3,292 | Freehold | | |
| 130, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR | CV31 2AR | CV31 2 | 14/02/2020 | 212,000 | 229,797 | N | Terraced | | 2 to 3 | 74 | 2,865 | 3,105 | Freehold | | |
| 39, East Grove, Leamington Spa, Warwickshire CV31 2AJ | CV31 2AJ | CV31 2 | 12/11/2021 | 242,500 | 242,500 | N | Terraced | | 2 to 3 | 65 | 3,731 | 3,731 | Freehold | | |
| 22, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH | CV31 2AH | CV31 2 | 27/03/2020 | 281,050 | 306,497 | N | Semi-detached | | 2 to 3 | 93 | 3,025 | 3,299 | Freehold | | |
| 26, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH | CV31 2AH | CV31 2 | 14/09/2021 | 248,500 | 248,660 | N | Terraced | | 3 | 97 | 2,562 | 2,564 | Freehold | | |
| 27, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 14/05/2021 | 218,000 | 221,598 | N | Terraced | | 2 to 3 | 69 | 3,159 | 3,212 | Freehold | | |
| 11, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 19/06/2020 | 255,000 | 269,240 | N | Terraced | | 2 to 3 | 86 | 2,965 | 3,131 | Freehold | | |
| 9, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 30/07/2021 | 180,000 | 184,361 | N | Terraced | | 2 to 3 | 66 | 2,727 | 2,793 | Freehold | | |
| | | CV31 2 Average | | | | | | | | | | 3,536 | | | |
| 37, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY | CV31 1YY | CV31 1 | 05/11/2020 | 255,000 | 272,599 | N | Semi-detached | | 2 to 3 | 79 | 3,228 | 3,451 | Freehold | | |
| 33, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY | CV31 1YY | CV31 1 | 14/05/2021 | 238,000 | 247,974 | N | Semi-detached | | 2 to 3 | 73 | 3,260 | 3,397 | Freehold | | |
| 3, Swain Crofts, Leamington Spa, Warwickshire CV31 1YW | CV31 1YW | CV31 1 | 31/01/2020 | 205,000 | 228,672 | N | Semi-detached | | 1 | 48 | 4,271 | 4,764 | Freehold | | |
| 6, Cundall Close, Leamington Spa, Warwickshire CV31 1YU | CV31 1YU | CV31 1 | 09/04/2021 | 219,000 | 223,442 | N | Terraced | | 2 | 62 | 3,532 | 3,604 | Freehold | | |
| 4, Craig Close, Leamington Spa, Warwickshire CV31 1YT | CV31 1YT | CV31 1 | 04/02/2021 | 224,000 | 233,608 | N | Semi-detached | | 3 | 85 | 2,635 | 2,748 | Freehold | | |
| 6, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS | CV31 1YS | CV31 1 | 28/07/2020 | 258,000 | 278,361 | N | Terraced | | 2 to 3 | 74 | 3,486 | 3,762 | Freehold | | |
| 36, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS | CV31 1YS | CV31 1 | 29/01/2021 | 195,000 | 203,492 | N | Semi-detached | | 2 to 3 | 74 | 2,635 | 2,750 | Freehold | | |
| 203, Chesterton Drive, Leamington Spa, Warwickshire CV31 1YJ | CV31 1YJ | CV31 1 | 30/07/2021 | 207,500 | 212,527 | N | Terraced | | 2 | 52 | 3,990 | 4,087 | Freehold | | |
| 1, Mathecroft, Leamington Spa, Warwickshire CV31 1YG | CV31 1YG | CV31 1 | 17/09/2020 | 250,000 | 271,660 | N | Semi-detached | | 2 to 3 | 53 | 4,717 | 5,126 | Freehold | | |
| 19, Mathecroft, Leamington Spa, Warwickshire CV31 1YG | CV31 1YG | CV31 1 | 21/09/2020 | 200,000 | 217,328 | N | Semi-detached | | 2 | 53 | 3,774 | 4,101 | Freehold | | |
| 33, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF | CV31 1YF | CV31 1 | 24/01/2020 | 230,000 | 256,559 | N | Semi-detached | | 2 | 62 | 3,710 | 4,138 | Freehold | | |
| 15, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF | CV31 1YF | CV31 1 | 30/06/2020 | 225,000 | 242,353 | N | Semi-detached | | 2 to 3 | 63 | 3,571 | 3,847 | Freehold | | |
| 10, Bankcroft, Leamington Spa, Warwickshire CV31 1YE | CV31 1YE | CV31 1 | 20/05/2020 | 201,650 | 217,080 | N | Semi-detached | | 2 | 54 | 3,734 | 4,020 | Freehold | | |
| 18, Bankcroft, Leamington Spa, Warwickshire CV31 1YE | CV31 1YE | CV31 1 | 16/08/2021 | 233,000 | 233,713 | N | Terraced | | 2 to 3 | 69 | 3,377 | 3,387 | Freehold | | |
| 12, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 30/03/2020 | 226,000 | 246,462 | N | Semi-detached | | 2 to 3 | 53 | 4,248 | 4,633 | Freehold | | |
| 6, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 02/02/2021 | 236,500 | 246,644 | N | Semi-detached | | 2 | 60 | 3,942 | 4,111 | Freehold | | |
| 2, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 19/11/2020 | 235,000 | 251,219 | N | Semi-detached | | 2 | 64 | 3,672 | 3,925 | Freehold | | |
| 15, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 07/08/2020 | 213,000 | 233,442 | N | Semi-detached | | 2 | 60 | 3,563 | 3,905 | Freehold | | |
| 10, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 24/01/2020 | 200,000 | 223,095 | N | Semi-detached | | 2 to 3 | 59 | 3,36 | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 17, Cedar Tree Farm, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XQ | CV31 1XQ | CV31 1 | 31/01/2020 | 255,000 | 278,516 | N | Terraced | | 3 | 81 | 3,148 | 3,438 | Freehold | | |
| 23, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP | CV31 1XP | CV31 1 | 28/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 to 3 | 55 | 3,818 | 4,139 | Freehold | | |
| 28, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP | CV31 1XP | CV31 1 | 28/02/2020 | 194,000 | 210,286 | N | Terraced | | 2 to 3 | 54 | 3,593 | 3,894 | Freehold | | |
| Fosse House, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XG | CV31 1XG | CV31 1 | 14/05/2021 | 1,175,000 | 1,244,166 | N | Detached | | | 340 | 3,456 | 3,659 | Freehold | | |
| 8, Whitehead Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WS | CV31 1WS | CV31 1 | 26/02/2021 | 259,999 | 263,270 | Y | Terraced | | | 66 | 3,939 | 3,989 | Freehold | | |
| 65, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WH | CV31 1WH | CV31 1 | 26/03/2020 | 269,995 | 302,679 | Y | Detached | | | 68 | 3,971 | 4,451 | Freehold | | |
| 4, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG | CV31 1WG | CV31 1 | 19/11/2020 | 439,950 | 482,022 | Y | Detached | | | 125 | 3,520 | 3,856 | Freehold | | |
| 15, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG | CV31 1WG | CV31 1 | 14/05/2021 | 399,996 | 423,542 | Y | Detached | | | 113 | 3,540 | 3,748 | Freehold | | |
| 2, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF | CV31 1WF | CV31 1 | 05/06/2020 | 360,000 | 398,521 | N | Detached | | | 90 | 4,000 | 4,428 | Freehold | | |
| 9, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF | CV31 1WF | CV31 1 | 26/03/2021 | 724,000 | 773,766 | N | Detached | | | 220 | 3,291 | 3,517 | Freehold | | |
| 5, Mucklow Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WE | CV31 1WE | CV31 1 | 21/04/2021 | 475,000 | 507,565 | N | Detached | | | 147 | 3,231 | 3,453 | Freehold | | |
| 28, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WD | CV31 1WD | CV31 1 | 17/01/2020 | 599,995 | 690,158 | Y | Detached | | | 186 | 3,226 | 3,711 | Freehold | | |
| 29, The Valley, Radford Semele, Leamington Spa, Warwickshire CV31 1UZ | CV31 1UZ | CV31 1 | 25/08/2021 | 250,000 | 254,412 | N | Semi-detached | | 2 to 3 | 67 | 3,731 | 3,797 | Freehold | | |
| 7, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR | CV31 1UR | CV31 1 | 26/06/2021 | 412,056 | 424,456 | N | Semi-detached | | 3 | 94 | 4,384 | 4,515 | Freehold | | |
| 1a, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR | CV31 1UR | CV31 1 | 06/11/2020 | 775,000 | 849,113 | N | Detached | | | 241 | 3,216 | 3,523 | Freehold | | |
| 45, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UQ | CV31 1UQ | CV31 1 | 30/07/2021 | 210,000 | 215,088 | N | Terraced | | 2 | 59 | 3,559 | 3,646 | Freehold | | |
| 94, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UP | CV31 1UP | CV31 1 | 18/09/2020 | 337,500 | 366,741 | N | Semi-detached | | 3 | 100 | 3,375 | 3,667 | Freehold | | |
| 3, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ | CV31 1UJ | CV31 1 | 17/12/2020 | 450,000 | 475,262 | N | Semi-detached | | 3 | 79 | 5,696 | 6,016 | Freehold | | |
| 30, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ | CV31 1UJ | CV31 1 | 21/08/2020 | 243,000 | 266,321 | N | Semi-detached | | 2 to 3 | 68 | 3,574 | 3,916 | Freehold | | |
| 21, Godfrey Close, Radford Semele, Leamington Spa, Warwickshire CV31 1UH | CV31 1UH | CV31 1 | 17/12/2020 | 336,000 | 363,815 | N | Detached | | | 103 | 3,262 | 3,532 | Freehold | | |
| 21, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 03/03/2020 | 525,000 | 588,553 | N | Detached | | | 113 | 4,663 | 5,228 | Freehold | | |
| 18, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 20/11/2020 | 240,000 | 248,963 | N | Terraced | | 2 to 3 | 69 | 3,478 | 3,608 | Freehold | | |
| 57, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 27/11/2020 | 220,000 | 222,964 | N | Flat | | 2 to 3 | 84 | 2,632 | 2,667 | Leasehold | | |
| Leasowe House, Southam Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TY | CV31 1TY | CV31 1 | 28/06/2021 | 1,800,000 | 1,883,407 | N | Detached | | | 392 | 4,592 | 4,805 | Freehold | | |
| 5, Hemmings Close, Radford Semele, Leamington Spa, Warwickshire CV31 1TU | CV31 1TU | CV31 1 | 18/09/2020 | 270,000 | 293,393 | N | Semi-detached | | 2 to 3 | 71 | 3,803 | 4,132 | Freehold | | |
| 17, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 20/08/2021 | 350,000 | 360,075 | N | Detached | | 2 to 3 | 76 | 4,605 | 4,738 | Freehold | | |
| 4, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 18/06/2021 | 411,000 | 423,369 | N | Semi-detached | | 3 | 107 | 3,841 | 3,957 | Freehold | | |
| 2, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 03/03/2020 | 312,000 | 340,249 | N | Semi-detached | | 2 to 3 | 91 | 3,429 | 3,739 | Freehold | | |
| 16, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 09/01/2020 | 320,000 | 368,087 | N | Detached | | | 108 | 2,963 | 3,408 | Freehold | | |
| 15, Chance Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TR | CV31 1TR | CV31 1 | 16/11/2020 | 599,000 | 656,282 | N | Detached | | | 157 | 3,815 | 4,180 | Freehold | | |
| 15, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 30/11/2020 | 315,000 | 336,740 | N | Semi-detached | | 3 to 4 | 83 | 3,795 | 4,057 | Freehold | | |
| 51, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 30/09/2020 | 290,500 | 315,669 | N | Semi-detached | | 2 to 3 | 84 | 3,458 | 3,758 | Freehold | | |
| 13, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 18/06/2021 | 390,000 | 401,737 | N | Semi-detached | | 3 to 4 | 115 | 3,391 | 3,493 | Freehold | | |
| 18, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 31/01/2020 | 255,500 | 279,062 | N | Terraced | | 3 | 90 | 2,833 | 3,094 | Freehold | | |
| 41, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 06/08/2021 | 260,000 | 260,796 | N | Terraced | | 3 | 95 | 2,737 | 2,745 | Freehold | | |
| 9, The Greswoldes, Radford Semele, Leamington Spa, Warwickshire CV31 1TP | CV31 1TP | CV31 1 | 05/02/2021 | 329,088 | 343,203 | N | Semi-detached | | 2 to 3 | 99 | 3,324 | 3,467 | Freehold | | |
| 6, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN | CV31 1TN | CV31 1 | 10/09/2021 | 625,150 | 633,331 | N | Detached | | 3 | 88 | 7,104 | 7,197 | Freehold | | |
| 40, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN | CV31 1TN | CV31 1 | 04/12/2020 | 780,000 | 844,571 | N | Detached | | | 206 | 3,786 | 4,100 | Freehold | | |
| 19, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 25/09/2020 | 275,000 | 291,451 | N | Terraced | | 3 | 72 | 3,819 | 4,048 | Freehold | | |
| 45, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 08/02/2021 | 320,000 | 333,725 | N | Semi-detached | | 3 | 98 | 3,265 | 3,405 | Freehold | | |
| 3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 21/02/2020 | 212,500 | 228,081 | N | Terraced | | 2 | 68 | 3,125 | 3,354 | Freehold | | |
| 3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 21/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 | 68 | 3,088 | 3,347 | Freehold | | |
| 9, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 04/05/2021 | 217,000 | 220,581 | N | Terraced | | 2 | 67 | 3,239 | 3,292 | Freehold | | |
| 36, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 29/03/2021 | 290,000 | 303,481 | N | Semi-detached | | 3 | 76 | 3,816 | 3,993 | Freehold | | |
| 30, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 18/03/2021 | 250,000 | 261,621 | N | Semi-detached | | 3 | 70 | 3,571 | 3,737 | Freehold | | |
| 11, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 18/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 2 to 3 | 105 | 3,095 | 3,188 | Freehold | | |
| 17, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 31/01/2020 | 250,000 | 273,055 | N | Terraced | | 3 | 89 | 2,809 | 3,068 | Freehold | | |
| 22, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH | CV31 1TH | CV31 1 | 04/06/2020 | 286,000 | 308,058 | N | Semi-detached | | 2 to 3 | 92 | 3,109 | 3,348 | Freehold | | |
| 1, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH | CV31 1TH | CV31 1 | 31/01/2020 | 280,000 | 290,593 | N | Flat | | 3 | 92 | 3,043 | 3,159 | Freehold | | |
| 6, Burford Mews, Leamington Spa, Warwickshire CV31 1SY | CV31 1SY | CV31 1 | 31/01/2020 | 195,000 | 212,983 | N | Terraced | | 2 to 3 | 67 | 2,910 | 3,179 | Freehold | | |
| 9, Burford Mews, Leamington Spa, Warwickshire CV31 1SY | CV31 1SY | CV31 1 | 30/11/2020 | 200,000 | 207,469 | N | Terraced | | 2 to 3 | 76 | 2,632 | 2,730 | Freehold | | |
| 2, Alderton Mews, Leamington Spa, Warwickshire CV31 1SX | CV31 1SX | CV31 1 | 02/06/2021 | 230,000 | 230,434 | N | Terraced | | 3 to 4 | 82 | 2,805 | 2,810 | Freehold | | |
| 6, Grenfell Close, Leamington Spa, Warwickshire CV31 1SL | CV31 1SL | CV31 1 | 30/11/2020 | 235,000 | 243,777 | N | Terraced | | 3 | 103 | 2,282 | 2,367 | Freehold | | |
| 23, Calder Walk, Leamington Spa, Warwickshire CV31 1SA | CV31 1SA | CV31 1 | 05/06/2020 | 203,500 | 219,195 | N | Semi-detached | | 2 | 52 | 3,913 | 4,215 | Freehold | | |
| 15, Calder Walk, Leamington Spa, Warwickshire CV31 1SA | CV31 1SA | CV31 1 | 30/09/2020 | 225,000 | 244,494 | N | Semi-detached | | 2 | 63 | 3,589 | 3,899 | Freehold | | |
| 10, Eastwood Close, Leamington Spa, Warwickshire CV31 1RP | CV31 1RP | CV31 1 | 12/02/2021 | 225,000 | 234,651 | N | Semi-detached | | 3 | 81 | 2,778 | 2,897 | Freehold | | |
| 14, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN | CV31 1RN | CV31 1 | 17/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 to 3 | 90 | 2,389 | 2,478 | Freehold | | |
| 7, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN | CV31 1RN | CV31 1 | 30/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 98 | 2,296 | 2,342 | Freehold | | |
| 3, Endsleigh Gardens, Leamington Spa, Warwickshire CV31 1RG | CV31 1RG | CV31 1 | 03/01/2020 | 222,000 | 247,635 | N | Semi-detached | | 2 to 3 | 85 | 2,612 | 2,913 | Freehold | | |
| 10, Bladon Walk, Leamington Spa, Warwickshire CV31 1QZ | CV31 1QZ | CV31 1 | 14/01/2020 | 220,000 | 240,289 | N | Terraced | | 3 | 92 | 2,391 | 2,612 | Freehold | | |
| 1, Solway Close, Leamington Spa, Warwickshire CV31 1QY | CV31 1QY | CV31 1 | 12/02/2021 | 278,500 | 297,066 | N | Detached | | 3 to 4 | 99 | 2,813 | 3,001 | Freehold | | |
| 14, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 31/03/2020 | 258,000 | 275,529 | N | Terraced | | 3 | 88 | 2,932 | 3,131 | Freehold | | |
| 21, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 03/06/2020 | 200,000 | 211,169 | N | Terraced | | 3 | 89 | 2,247 | 2,373 | Freehold | | |
| 6, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 01/04/2021 | 230,000 | 234,666 | N | Terraced | | 3 | 99 | 2,323 | 2,370 | Freehold | | |
| 4, Curzon Grove, Leamington Spa, Warwickshire CV31 1QU | CV31 1QU | CV31 1 | 16/07/2021 | 255,000 | 261,178 | N | Terraced | | 3 | 110 | 2,318 | 2,374 | Freehold | | |
| 4, Anglia Gardens, Leamington Spa, Warwickshire CV31 1QJ | CV31 1QJ | CV31 1 | 24/04/2020 | 188,500 | 188,628 | N | Flat | | | 56 | 3,366 | 3,368 | Leasehold | | |
| 3, Victoria House, St Marys Road, Leamington Spa, Warwickshire CV31 1QE | CV31 1QE | CV31 1 | 31/01/2020 | 168,750 | 175,134 | Y | Flat | | | 59 | 2,860 | 2,968 | Leasehold | | |
| 35, Soans Drive, Leamington Spa, Warwickshire CV31 1QA | CV31 1QA | CV31 1 | 02/10/2020 | 260,000 | 273,535 | N | Terraced | | | 74 | 3,514 | 3,696 | Freehold | | |
| 21, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 04/02/2021 | 231,003 | 233,910 | N | Terraced | | | 58 | 3,983 | 4,033 | Freehold | | |
| 15, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 22/04/2020 | 222,000 | 231,007 | N | Terraced | | | 58 | 3,828 | 3,983 | Freehold | | |
| 18, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 11/06/2021 | 225,000 | 225,424 | N | Terraced | | | 58 | 3,879 | 3,887 | Freehold | | |
| 4, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 20/08/2021 | 281,000 | 281,860 | N | Terraced | | | 74 | 3,797 | 3,809 | Freehold | | |
| 15, Marloes Walk, Sydenham, Leamington Spa, Warwickshire CV31 1PA | CV31 1PA | CV31 1 | 17/04/2020 | 217,000 | 230,844 | N | Semi-detached | | 2 to 3 | 63 | 3,444 | 3,664 | Freehold | | |
| 7, St Govans Close, Leamington Spa, Warwickshire CV31 1NU | CV31 1NU | CV31 1 | 31/01/2020 | 186,000 | 203,153 | N | Terraced | | 3 | 86 | 2,163 | 2,362 | Freehold | | |
| 4, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 20/03/2020 | 238,000 | 254,170 | N | Terraced | | 2 to 3 | 92 | 2,587 | 2,763 | Freehold | | |
| 16, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 26/02/2021 | 227,500 | 237,258 | N | Semi-detached | | 3 | 87 | 2,615 | 2,727 | Freehold | | |
| 3, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 19/05/2021 | 250,000 | 254,126 | N | Terraced | | 3 | 94 | 2,660 | 2,703 | Freehold | | |
| 22, Sydenham Drive, Leamington Spa, Warwickshire CV31 1NJ | CV31 1NJ | CV31 1 | 19/03/2021 | 230,000 | 234,140 | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 02/01/2020 | 248,000 | 270,871 | N | Terraced | | 2 to 3 | 60 | 4,133 | 4,515 | Freehold | | |
| 15, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 23/11/2020 | 235,000 | 243,777 | N | Terraced | | 2 to 3 | 59 | 3,964 | 4,112 | Freehold | | |
| 45, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 16/08/2021 | 275,000 | 275,841 | N | Terraced | | 3 | 80 | 3,438 | 3,448 | Freehold | | |
| 24, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 14/12/2020 | 240,000 | 245,310 | N | Terraced | | 2 to 3 | 75 | 3,204 | 3,275 | Freehold | | |
| 38, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 19/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 to 3 | 61 | 4,016 | 4,067 | Freehold | | |
| 35, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 02/01/2021 | 237,500 | 240,311 | N | Terraced | | 2 to 3 | 61 | 3,893 | 3,940 | Freehold | | |
| 10, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 25/09/2020 | 260,000 | 282,527 | N | Semi-detached | | 3 | 73 | 3,562 | 3,870 | Freehold | | |
| 41, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 29/03/2021 | 228,000 | 232,104 | N | Terraced | | 2 to 3 | 60 | 3,800 | 3,868 | Freehold | | |
| 5, Gundry Close, Leamington Spa, Warwickshire CV31 1LR | CV31 1LR | CV31 1 | 27/05/2021 | 284,500 | 296,423 | N | Semi-detached | | 2 to 3 | 81 | 3,512 | 3,660 | Freehold | | |
| 184, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 07/04/2021 | 305,000 | 319,887 | N | Semi-detached | | 3 | 81 | 3,765 | 3,949 | Freehold | | |
| 160, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 27/07/2020 | 325,000 | 358,089 | N | Semi-detached | | 2 to 3 | 93 | 3,495 | 3,850 | Freehold | | |
| 148, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 11/09/2020 | 290,000 | 307,349 | N | Terraced | | 3 | 87 | 3,333 | 3,533 | Freehold | | |
| 96, Radford Road, Leamington Spa, Warwickshire CV31 1LE | CV31 1LE | CV31 1 | 01/04/2021 | 215,000 | 217,034 | N | Flat | | 1 | 48 | 4,479 | 4,522 | Leasehold | | |
| 98a, Radford Road, Leamington Spa, Warwickshire CV31 1LE | CV31 1LE | CV31 1 | 02/02/2021 | 463,000 | 482,859 | N | Semi-detached | | 3 to 4 | 127 | 3,646 | 3,802 | Freehold | | |
| 23, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB | CV31 1LB | CV31 1 | 22/01/2021 | 295,000 | 307,847 | N | Semi-detached | | 3 | 95 | 3,105 | 3,241 | Freehold | | |
| 29, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB | CV31 1LB | CV31 1 | 27/08/2021 | 270,000 | 270,826 | N | Terraced | | 3 | 113 | 2,389 | 2,397 | Freehold | | |
| 4, Gullimans Way, Leamington Spa, Warwickshire CV31 1LA | CV31 1LA | CV31 1 | 05/11/2021 | 297,000 | 297,000 | N | Detached | | 3 | 71 | 4,183 | 4,183 | Freehold | | |
| 111, Radford Road, Leamington Spa, Warwickshire CV31 1JZ | CV31 1JZ | CV31 1 | 11/06/2021 | 310,000 | 319,329 | N | Semi-detached | | 2 to 3 | 74 | 4,189 | 4,315 | Freehold | | |
| 56, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 11/12/2020 | 215,000 | 219,757 | N | Terraced | | 2 | 57 | 3,772 | 3,855 | Freehold | | |
| 38, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 24/03/2021 | 225,500 | 229,559 | N | Terraced | | 2 to 3 | 63 | 3,579 | 3,644 | Freehold | | |
| 6, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 29/10/2020 | 220,000 | 231,453 | N | Terraced | | 2 to 3 | 65 | 3,385 | 3,561 | Freehold | | |
| 58, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 16/04/2020 | 325,000 | 345,734 | N | Semi-detached | | 3 | 149 | 2,181 | 2,320 | Freehold | | |
| 20, St Marys Terrace, Leamington Spa, Warwickshire CV31 1JT | CV31 1JT | CV31 1 | 26/10/2021 | 358,500 | 351,426 | N | Terraced | | 2 to 3 | 109 | 3,289 | 3,224 | Freehold | | |
| 56, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 07/04/2021 | 325,000 | 331,593 | N | Terraced | | 2 to 3 | 73 | 4,452 | 4,542 | Freehold | | |
| 54, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 23/04/2021 | 300,000 | 306,086 | N | Terraced | | 3 | 70 | 4,286 | 4,373 | Freehold | | |
| 57, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 27/05/2021 | 293,000 | 297,835 | N | Terraced | | 2 to 3 | 71 | 4,127 | 4,195 | Freehold | | |
| 48, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 01/12/2020 | 315,000 | 321,969 | N | Terraced | | 3 | 78 | 4,038 | 4,128 | Freehold | | |
| 29, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 04/12/2020 | 363,000 | 371,031 | N | Terraced | | 2 to 3 | 97 | 3,742 | 3,825 | Freehold | | |
| 46, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JR | CV31 1JR | CV31 1 | 27/02/2020 | 344,500 | 381,732 | N | Semi-detached | | 3 | 99 | 3,469 | 3,844 | Freehold | | |
| 27, St Marys Road, Leamington Spa, Warwickshire CV31 1JP | CV31 1JP | CV31 1 | 25/06/2021 | 710,000 | 731,367 | N | Semi-detached | | | 209 | 3,397 | 3,499 | Freehold | | |
| 31, St Marys Road, Leamington Spa, Warwickshire CV31 1JP | CV31 1JP | CV31 1 | 04/09/2020 | 485,000 | 527,021 | N | Semi-detached | | | 168 | 2,887 | 3,137 | Freehold | | |
| 10, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 17/03/2021 | 675,000 | 706,377 | N | Semi-detached | | | 156 | 4,327 | 4,528 | Freehold | | |
| 26, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 06/03/2020 | 720,000 | 785,190 | N | Semi-detached | | | 185 | 3,892 | 4,244 | Freehold | | |
| 23, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 05/01/2021 | 668,000 | 697,091 | N | Semi-detached | | | 233 | 2,867 | 2,992 | Freehold | | |
| 2, Clapham Street, Leamington Spa, Warwickshire CV31 1JJ | CV31 1JJ | CV31 1 | 20/10/2021 | 350,000 | 343,094 | N | Terraced | | 2 | 85 | 4,118 | 4,036 | Freehold | | |
| 3, Clapham Square, Leamington Spa, Warwickshire CV31 1JH | CV31 1JH | CV31 1 | 24/09/2020 | 256,000 | 271,315 | N | Terraced | | 2 to 3 | 68 | 3,765 | 3,990 | Freehold | | |
| 9, Clapham Square, Leamington Spa, Warwickshire CV31 1JH | CV31 1JH | CV31 1 | 31/08/2021 | 238,000 | 238,728 | N | Terraced | | 2 to 3 | 68 | 3,505 | 3,516 | Freehold | | |
| 66, Radford Road, Leamington Spa, Warwickshire CV31 1JG | CV31 1JG | CV31 1 | 21/01/2020 | 520,000 | 580,046 | N | Semi-detached | | | 184 | 2,825 | 3,151 | Freehold | | |
| Flat 2, 80, Radford Road, Leamington Spa, Warwickshire CV31 1JG | CV31 1JG | CV31 1 | 17/03/2020 | 185,000 | 188,432 | N | Flat | | 2 | 79 | 2,342 | 2,385 | Leasehold | | |
| 77, Clapham Terrace, Leamington Spa, Warwickshire CV31 1JE | CV31 1JE | CV31 1 | 28/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 | 105 | 2,810 | 3,036 | Freehold | | |
| 57, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 24/09/2021 | 248,000 | 248,159 | N | Terraced | | 2 to 3 | 59 | 4,236 | 4,238 | Freehold | | |
| 23, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 18/06/2021 | 235,000 | 242,072 | N | Semi-detached | | 2 to 3 | 59 | 3,983 | 4,103 | Freehold | | |
| 17, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 05/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 63 | 3,968 | 4,040 | Freehold | | |
| 10, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 03/07/2020 | 253,000 | 272,967 | N | Terraced | | 2 to 3 | 71 | 3,563 | 3,845 | Freehold | | |
| 27, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 30/07/2021 | 255,000 | 261,178 | N | Terraced | | 2 | 76 | 3,355 | 3,437 | Freehold | | |
| 37, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 06/01/2021 | 240,000 | 242,841 | N | Terraced | | 2 to 3 | 72 | 3,333 | 3,373 | Freehold | | |
| 24, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 21/02/2020 | 220,530 | 239,043 | N | Terraced | | 2 to 3 | 71 | 3,106 | 3,367 | Freehold | | |
| 45, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HZ | CV31 1HZ | CV31 1 | 29/09/2021 | 335,000 | 335,215 | N | Terraced | | 3 to 4 | 99 | 3,384 | 3,386 | Freehold | | |
| 20, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HY | CV31 1HY | CV31 1 | 03/09/2021 | 360,550 | 360,782 | N | Terraced | | 3 | 105 | 3,434 | 3,436 | Freehold | | |
| 2, Gordon Court, Gordon Street, Leamington Spa, Warwickshire CV31 1HX | CV31 1HX | CV31 1 | 07/09/2021 | 152,000 | 151,027 | N | Flat | | 1 | 52 | 2,923 | 2,904 | Leasehold | | |
| 92, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 27/03/2020 | 383,000 | 409,022 | N | Terraced | | 3 | 87 | 4,418 | 4,718 | Freehold | | |
| 100, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 29/07/2020 | 377,000 | 406,753 | N | Terraced | | 2 to 3 | 109 | 3,472 | 3,746 | Freehold | | |
| 118, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 11/09/2020 | 388,500 | 411,741 | N | Terraced | | 3 to 4 | 123 | 3,159 | 3,347 | Freehold | | |
| 116, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 01/04/2021 | 436,000 | 444,844 | N | Terraced | | 3 to 4 | 145 | 3,007 | 3,068 | Freehold | | |
| 49, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 11/06/2021 | 315,000 | 315,594 | N | Terraced | | 2 to 3 | 75 | 4,200 | 4,208 | Freehold | | |
| 29, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 06/03/2020 | 268,500 | 286,743 | N | Terraced | | 2 to 3 | 71 | 3,782 | 4,039 | Freehold | | |
| 51, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 27/03/2020 | 220,000 | 234,947 | N | Terraced | | 2 to 3 | 59 | 3,729 | 3,982 | Freehold | | |
| 36, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 15/01/2021 | 345,050 | 349,134 | N | Terraced | | 2 to 3 | 97 | 3,557 | 3,599 | Freehold | | |
| 50, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 11/12/2020 | 244,000 | 249,399 | N | Terraced | | 2 to 3 | 70 | 3,486 | 3,563 | Freehold | | |
| 15, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 18/12/2020 | 270,000 | 275,974 | N | Terraced | | 3 | 91 | 2,967 | 3,033 | Freehold | | |
| 32, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 24/06/2021 | 320,000 | 320,603 | N | Terraced | | 3 | 114 | 2,807 | 2,812 | Freehold | | |
| Flat 9, Ashlawn House, 13, Forfield Place, Leamington Spa, Warwickshire CV31 1HQ | CV31 1HQ | CV31 1 | 10/07/2020 | 87,500 | 90,433 | N | Flat | | 1 | 31 | 2,823 | 2,917 | Leasehold | | |
| 11, New Street, Leamington Spa, Warwickshire CV31 1HP | CV31 1HP | CV31 1 | 15/07/2021 | 219,000 | 224,306 | N | Terraced | | 2 | 50 | 4,380 | 4,486 | Freehold | | |
| 12, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN | CV31 1HN | CV31 1 | 30/11/2020 | 405,000 | 420,126 | N | Terraced | | 3 to 4 | 114 | 3,553 | 3,685 | Freehold | | |
| 60, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN | CV31 1HN | CV31 1 | 13/05/2021 | 270,000 | 274,456 | N | Terraced | | 2 to 3 | 82 | 3,293 | 3,347 | Freehold | | |
| 64, New Street, Leamington Spa, Warwickshire CV31 1HL | CV31 1HL | CV31 1 | 23/10/2020 | 290,000 | 305,097 | N | Terraced | | 2 to 3 | 81 | 3,580 | 3,767 | Freehold | | |
| 83, New Street, Leamington Spa, Warwickshire CV31 1HL | CV31 1HL | CV31 1 | 04/09/2020 | 231,000 | 251,014 | N | Semi-detached | | 2 | 67 | 3,448 | 3,746 | Freehold | | |
| 1, Forfield Place, Leamington Spa, Warwickshire CV31 1HG | CV31 1HG | CV31 1 | 20/11/2020 | 350,000 | 383,470 | N | Detached | | 3 | 72 | 4,842 | 5,305 | Freehold | | |
| Flat 4, Redland House, 78, Russell Terrace, Leamington Spa, Warwickshire CV31 1HF | CV31 1HF | CV31 1 | 07/05/2020 | 218,000 | 221,127 | N | Flat | | 2 | 56 | 3,893 | 3,949 | Leasehold | | |
| Flat 3, 60, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE | CV31 1HE | CV31 1 | 05/11/2021 | 216,500 | 216,500 | N | Flat | | 1 | 47 | 4,606 | 4,606 | Leasehold | | |
| Flat 3, 46, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE | CV31 1HE | CV31 1 | 02/09/2020 | 315,000 | 323,987 | N | Flat | | 2 | 97 | 3,247 | 3,340 | Leasehold | | |
| Flat 116, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD | CV31 1HD | CV31 1 | 17/01/2020 | 215,000 | 223,134 | N | Flat | | 2 | 53 | 4,057 | 4,210 | Leasehold | | |
| Flat 98, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD | CV31 1HD | CV31 1 | 08/06/2020 | 151,000 | 153,651 | N | Flat | | 1 | 44 | 3,432 | 3,492 | Leasehold | | |
| 26, George Street, Leamington Spa, Warwickshire CV31 1HA | CV31 1HA | CV31 1 | 21/05/2021 | 360,000 | 365,941 | N | Terraced | | | 139 | 2,590 | 2,633 | Freehold | | |
| 50, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GW | CV31 1GW | CV31 1 | 30/07/2021 | 190,000 | 194,603 | N | Terraced | | 2 | 54 | 3,519 | 3,604 | Freehold | | |
| 30, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GD | CV31 1GD | CV31 1 | 17/01/2020 | 213,000 | 237,596 | N | Semi-detached | | 2 | 55 | 3,873 | 4,320 | Freehold | | |
| 21, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 15/01/2021 | 246,000 | 256,713 | N | Semi-detached | | 2 | 61 | 4,033 | 4,208 | Freehold | | |
| 4, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 08/07/2021 | 247,500 | 258,915 | N | Semi-detached | | 2 to 3 | 62 | 3,992 | 4,176 | Freehold | | |
| 23, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 19/02/2021 | 247,000 | 257,594 | N | Semi-detached | | 2 | 6 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 10, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 26/05/2020 | 231,000 | 248,676 | N | Semi-detached | | 2 to 3 | 63 | 3,667 | 3,947 | Freehold | | |
| 9, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 05/06/2020 | 220,000 | 232,286 | N | Terraced | | 2 | 61 | 3,607 | 3,808 | Freehold | | |
| 17, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 04/05/2020 | 172,500 | 185,699 | N | Semi-detached | | 2 | 53 | 3,249 | 3,497 | Freehold | | |
| 22, Packwood Close, Leamington Spa, Warwickshire CV31 1FL | CV31 1FL | CV31 1 | 18/01/2021 | 217,500 | 226,972 | N | Semi-detached | | 2 | 51 | 4,265 | 4,450 | Freehold | | |
| 38, Packwood Close, Leamington Spa, Warwickshire CV31 1FL | CV31 1FL | CV31 1 | 27/03/2020 | 227,500 | 248,098 | N | Semi-detached | | 2 | 62 | 3,669 | 4,002 | Freehold | | |
| 11, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ | CV31 1EZ | CV31 1 | 26/05/2021 | 485,000 | 505,326 | N | Semi-detached | | 3 to 4 | 125 | 3,880 | 4,043 | Freehold | | |
| Flat 4, Clifton Lodge, 18, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ | CV31 1EZ | CV31 1 | 07/04/2020 | 205,000 | 205,139 | N | Flat | | 2 | 87 | 2,348 | 2,349 | Leasehold | | |
| Flat 2, 7, Church Street, Leamington Spa, Warwickshire CV31 1ER | CV31 1ER | CV31 1 | 18/12/2020 | 175,000 | 175,266 | N | Flat | | 1 | 43 | 4,070 | 4,076 | Leasehold | | |
| Flat 2, 9, Church Street, Leamington Spa, Warwickshire CV31 1ER | CV31 1ER | CV31 1 | 18/06/2020 | 150,000 | 152,633 | N | Flat | | 1 | 41 | 3,659 | 3,723 | Leasehold | | |
| 7, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 31/03/2020 | 260,000 | 264,824 | N | Flat | | 2 | 58 | 4,483 | 4,566 | Leasehold | | |
| 18, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 08/07/2020 | 235,000 | 242,878 | N | Flat | | 2 | 62 | 3,790 | 3,917 | Leasehold | | |
| 24, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 19/02/2020 | 195,000 | 201,476 | N | Flat | | 2 | 60 | 3,239 | 3,347 | Leasehold | | |
| Flat 1, 2, Church Terrace, Leamington Spa, Warwickshire CV31 1EN | CV31 1EN | CV31 1 | 08/10/2020 | 370,000 | 380,281 | N | Flat | | 3 | 142 | 2,606 | 2,678 | Leasehold | | |
| 23, Regent Place, Leamington Spa, Warwickshire CV31 1EH | CV31 1EH | CV31 1 | 26/11/2020 | 155,000 | 157,088 | N | Flat | | 1 | 42 | 3,727 | 3,777 | Leasehold | | |
| 24, Gloucester Street, Leamington Spa, Warwickshire CV31 1EE | CV31 1EE | CV31 1 | 25/09/2020 | 175,000 | 179,993 | N | Flat | | 1 | 46 | 3,804 | 3,913 | Leasehold | | |
| 2, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB | CV31 1EB | CV31 1 | 26/02/2021 | 224,500 | 227,325 | N | Terraced | | | 57 | 3,939 | 3,988 | Freehold | | |
| 5, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB | CV31 1EB | CV31 1 | 28/02/2020 | 265,000 | 287,246 | N | Terraced | | | 92 | 2,880 | 3,122 | Freehold | | |
| 4, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA | CV31 1EA | CV31 1 | 20/11/2020 | 287,500 | 298,237 | N | Terraced | | 2 to 3 | 69 | 4,138 | 4,292 | Freehold | | |
| 2, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA | CV31 1EA | CV31 1 | 22/09/2020 | 300,000 | 308,559 | N | Flat | | 3 | 123 | 2,439 | 2,509 | Leasehold | | |
| 19, Leam Street, Leamington Spa, Warwickshire CV31 1DZ | CV31 1DZ | CV31 1 | 07/08/2020 | 332,500 | 364,410 | N | Semi-detached | | 3 | 62 | 5,329 | 5,841 | Freehold | | |
| 8, Leam Street, Leamington Spa, Warwickshire CV31 1DZ | CV31 1DZ | CV31 1 | 08/10/2020 | 330,000 | 347,180 | N | Terraced | | 2 to 3 | 75 | 4,400 | 4,629 | Freehold | | |
| 12, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 21/06/2021 | 346,500 | 347,153 | N | Terraced | | 3 | 63 | 5,500 | 5,510 | Freehold | | |
| 4, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 12/11/2020 | 326,250 | 338,435 | N | Terraced | | 2 | 79 | 4,130 | 4,284 | Freehold | | |
| 29, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 30/03/2020 | 320,000 | 341,742 | N | Terraced | | 2 to 3 | 88 | 3,636 | 3,883 | Freehold | | |
| 179, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 18/12/2020 | 325,000 | 332,191 | N | Terraced | | 2 to 3 | 75 | 4,333 | 4,429 | Freehold | | |
| 184, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 04/02/2021 | 380,000 | 384,781 | N | Terraced | | 2 to 3 | 90 | 4,222 | 4,275 | Freehold | | |
| 203, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 01/12/2020 | 390,000 | 398,629 | N | Terraced | | 3 | 106 | 3,679 | 3,761 | Freehold | | |
| 188, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 05/07/2021 | 190,000 | 194,603 | N | Terraced | | 2 | 52 | 3,654 | 3,742 | Freehold | | |
| 9, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU | CV31 1DU | CV31 1 | 28/05/2021 | 182,000 | 182,995 | N | Flat | | 2 | 54 | 3,370 | 3,389 | Leasehold | | |
| 3, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU | CV31 1DU | CV31 1 | 07/06/2021 | 175,000 | 174,190 | N | Flat | | 2 | 52 | 3,365 | 3,350 | Leasehold | | |
| 18, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 12/01/2021 | 352,000 | 356,166 | N | Terraced | | 2 | 81 | 4,346 | 4,397 | Freehold | | |
| 12, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 14/12/2020 | 322,000 | 329,124 | N | Terraced | | 2 to 3 | 76 | 4,237 | 4,331 | Freehold | | |
| 28, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 10/02/2021 | 305,000 | 308,838 | N | Terraced | | 2 | 72 | 4,236 | 4,289 | Freehold | | |
| 1, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 31/03/2021 | 322,000 | 327,796 | N | Terraced | | 2 | 81 | 3,975 | 4,047 | Freehold | | |
| 20, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 22/02/2021 | 310,000 | 313,901 | N | Terraced | | 2 to 3 | 80 | 3,875 | 3,924 | Freehold | | |
| 24, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 30/09/2021 | 461,670 | 467,711 | N | Detached | | 3 | 128 | 3,607 | 3,654 | Freehold | | |
| 21, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 09/04/2021 | 305,000 | 311,187 | N | Terraced | | 2 to 3 | 99 | 3,081 | 3,143 | Freehold | | |
| 12, Nightingale Court, Leam Terrace, Leamington Spa, Warwickshire CV31 1DQ | CV31 1DQ | CV31 1 | 10/09/2020 | 250,000 | 257,132 | N | Flat | | 2 to 3 | 77 | 3,247 | 3,339 | Leasehold | | |
| 8, Glebe Place, Leamington Spa, Warwickshire CV31 1DP | CV31 1DP | CV31 1 | 19/03/2021 | 341,000 | 347,138 | N | Terraced | | 2 to 3 | 71 | 4,816 | 4,903 | Freehold | | |
| 152, Leam Terrace, Leamington Spa, Warwickshire CV31 1DN | CV31 1DN | CV31 1 | 16/10/2020 | 310,000 | 326,138 | N | Terraced | | 3 | 79 | 3,924 | 4,128 | Freehold | | |
| 20, Willes Terrace, Leamington Spa, Warwickshire CV31 1DL | CV31 1DL | CV31 1 | 03/02/2020 | 710,000 | 786,735 | N | Semi-detached | | | 189 | 3,757 | 4,163 | Freehold | | |
| 6, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1DH | CV31 1DH | CV31 1 | 28/06/2021 | 380,500 | 391,951 | N | Semi-detached | | 3 to 4 | 106 | 3,590 | 3,698 | Freehold | | |
| 131, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 26/02/2021 | 685,000 | 730,665 | N | Detached | | | 146 | 4,692 | 5,005 | Freehold | | |
| 169, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 15/01/2021 | 390,000 | 394,616 | N | Terraced | | 2 to 3 | 83 | 4,699 | 4,754 | Freehold | | |
| 101, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 11/03/2021 | 410,000 | 417,381 | N | Terraced | | 3 to 4 | 116 | 3,534 | 3,598 | Leasehold | | |
| 86, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 17/07/2020 | 865,000 | 953,067 | N | Semi-detached | | 3 to 4 | 208 | 4,159 | 4,582 | Freehold | | |
| 79, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 12/02/2021 | 872,500 | 909,923 | N | Semi-detached | | | 231 | 3,777 | 3,939 | Freehold | | |
| 88, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 30/04/2021 | 755,000 | 791,851 | N | Semi-detached | | | 211 | 3,578 | 3,753 | Freehold | | |
| 2, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD | CV31 1DD | CV31 1 | 30/04/2021 | 230,000 | 241,226 | N | Semi-detached | | | 57 | 4,035 | 4,232 | Freehold | | |
| 4, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD | CV31 1DD | CV31 1 | 01/04/2021 | 224,000 | 234,933 | N | Semi-detached | | | 57 | 3,930 | 4,122 | Freehold | | |
| Flat 12, Richmond Court, St Marys Road, Leamington Spa, Warwickshire CV31 1DA | CV31 1DA | CV31 1 | 25/02/2021 | 197,500 | 197,018 | N | Flat | | 2 | 73 | 2,705 | 2,699 | Leasehold | | |
| Flat 4, Ravensgate House, 46, Willes Road, Leamington Spa, Warwickshire CV31 1BY | CV31 1BY | CV31 1 | 04/03/2021 | 400,000 | 402,871 | N | Flat | | 2 | 56 | 7,143 | 7,194 | Leasehold | | |
| 36, Willes Road, Leamington Spa, Warwickshire CV31 1BY | CV31 1BY | CV31 1 | 18/06/2021 | 775,000 | 798,323 | N | Semi-detached | | | 241 | 3,216 | 3,313 | Freehold | | |
| 65, Willes Road, Leamington Spa, Warwickshire CV31 1BW | CV31 1BW | CV31 1 | 13/10/2020 | 1,070,000 | 1,185,850 | N | Detached | | | 244 | 4,391 | 4,866 | Freehold | | |
| Flat 3, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 31/01/2020 | 186,650 | 193,711 | N | Flat | | 1 | 46 | 4,058 | 4,211 | Leasehold | | |
| Flat 2, 52, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 11/03/2021 | 237,000 | 238,701 | N | Flat | | 1 | 59 | 4,017 | 4,046 | Leasehold | | |
| 60, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 07/05/2021 | 1,042,000 | 1,059,196 | N | Terraced | | | 268 | 3,888 | 3,952 | Freehold | | |
| Flat 2, 28, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 10/02/2021 | 473,000 | 471,846 | N | Flat | | 2 to 3 | 129 | 3,667 | 3,658 | Leasehold | | |
| Flat 2, 48, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 21/02/2020 | 170,000 | 175,646 | N | Flat | | 1 | 57 | 2,982 | 3,082 | Leasehold | | |
| Flat 4, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 27/01/2020 | 165,000 | 171,242 | N | Flat | | 1 | 71 | 2,324 | 2,412 | Leasehold | | |
| 4, Innage Close, Leamington Spa, Warwickshire CV31 1BL | CV31 1BL | CV31 1 | 30/03/2020 | 850,000 | 952,895 | N | Detached | | | 189 | 4,497 | 5,042 | Freehold | | |
| 7, Milford Court, Mill Road, Leamington Spa, Warwickshire CV31 1BJ | CV31 1BJ | CV31 1 | 30/09/2021 | 230,000 | 228,528 | N | Flat | | 2 | 74 | 3,108 | 3,088 | Leasehold | | |
| 4, Cecil Court, Mill Road, Leamington Spa, Warwickshire CV31 1BH | CV31 1BH | CV31 1 | 06/03/2020 | 208,000 | 226,833 | N | Semi-detached | | 2 | 69 | 3,014 | 3,287 | Leasehold | | |
| 7, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 17/01/2020 | 236,000 | 263,252 | N | Semi-detached | | | 57 | 4,140 | 4,618 | Freehold | | |
| 14, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 06/11/2020 | 230,000 | 238,590 | N | Terraced | | | 57 | 4,035 | 4,186 | Freehold | | |
| 2, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 27/08/2021 | 360,000 | 370,363 | N | Detached | | | 93 | 3,871 | 3,982 | Freehold | | |
| 10, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 19/05/2021 | 266,250 | 277,408 | N | Semi-detached | | | 71 | 3,750 | 3,907 | Freehold | | |
| 17, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 03/06/2021 | 217,500 | 217,910 | N | Terraced | | | 56 | 3,884 | 3,891 | Freehold | | |
| 6, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 07/01/2021 | 922,000 | 985,529 | N | Detached | | | 143 | 6,448 | 6,892 | Freehold | | |
| 15, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 27/01/2021 | 2,000,000 | 2,137,808 | N | Detached | | | 433 | 4,621 | 4,939 | Freehold | | |
| Flat 2, 20, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 21/09/2020 | 452,500 | 465,410 | N | Flat | | 3 | 128 | 3,538 | 3,639 | Leasehold | | |
| Flat 2, 19, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 16/03/2020 | 212,500 | 216,442 | N | Flat | | 2 | 86 | 2,471 | 2,517 | Leasehold | | |
| 8, Priory Terrace, Leamington Spa, Warwickshire CV31 1BA | CV31 1BA | CV31 1 | 11/02/2020 | 445,000 | 482,357 | N | Terraced | | 3 to 4 | 162 | 2,747 | 2,978 | Freehold | | |
| 17, Marbled Close, Leamington Spa, Warwickshire CV31 1AY | CV31 1AY | CV31 1 | 03/02/2021 | 427,000 | 455,466 | N | Detached | | | 121 | 3,529 | 3,764 | Freehold | | |
| 10, Marbled Close, Leamington Spa, Warwickshire CV31 1AY | CV31 1AY | CV31 1 | 06/04/2021 | 415,000 | 443,452 | N | Detached | | | 121 | 3,430 | 3,665 | Freehold | | |
| 29, Admiral Way, Leamington Spa, Warwickshire CV31 1AX | CV31 1AX | CV31 1 | 26/03/2021 | 223,000 | 227,014 | N | Terraced | | | 57 | 3,912 | 3,983 | Freehold | | |
| 27, Admiral Way, Leamington Spa, Warwickshire CV31 1AX | CV31 1AX | CV31 1 | 19/02/2021 | 218,000 | 220,743 | N | Terraced | | | 57 | 3,825 | 3,873 | Freehold | | |
| 8, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW | CV31 1AW | CV31 1 | 16/10/2020 | 210,000 | 226,924 | N | Semi-detached | | 2 to 3 | 50 | 4,167 | 4,502 | Freehold | | |
| 3, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW | CV31 1AW | CV31 1 | 15/06/2020 | 230,000 | 242,844 | N | Terraced | | 2 to 3 | 68 | 3,382 | 3,5 | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|----------|--|--|
| 19, Emperor Boulevard, Leamington Spa, Warwickshire CV31 1AT | CV31 1AT | CV31 1 | 09/10/2020 | 247,000 | 266,905 | N | Semi-detached | | | 71 | 3,479 | 3,759 | Freehold | | | |
| 21, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 23/10/2020 | 230,000 | 248,535 | N | Semi-detached | | | 51 | 4,510 | 4,873 | Freehold | | | |
| 25, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 21/02/2020 | 224,000 | 248,209 | N | Semi-detached | | 2 to 3 | 59 | 3,797 | 4,207 | Freehold | | | |
| 18, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 20/11/2020 | 232,500 | 248,546 | N | Semi-detached | | 2 to 3 | 62 | 3,750 | 4,009 | Freehold | | | |
| 28, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 22/09/2021 | 210,000 | 211,344 | N | Semi-detached | | 2 to 3 | 88 | 2,386 | 2,402 | Freehold | | | |
| 3, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL | CV31 1AL | CV31 1 | 15/02/2021 | 232,000 | 241,951 | N | Semi-detached | | 2 to 3 | 72 | 3,222 | 3,360 | Freehold | | | |
| 1, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL | CV31 1AL | CV31 1 | 29/10/2021 | 240,000 | 235,264 | N | Terraced | | 2 to 3 | 71 | 3,380 | 3,314 | Freehold | | | |
| 40, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 04/11/2020 | 270,000 | 280,084 | N | Terraced | | 3 | 81 | 3,333 | 3,458 | Freehold | | | |
| 7, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 05/03/2021 | 199,995 | 203,595 | N | Terraced | | 2 | 60 | 3,333 | 3,393 | Freehold | | | |
| 12, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 12/11/2021 | 185,000 | 185,000 | N | Flat | | 2 | 64 | 2,891 | 2,891 | Leasehold | | | |
| 15, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 04/02/2021 | 172,000 | 171,580 | N | Flat | | 2 | 56 | 3,071 | 3,064 | Leasehold | | | |
| 7, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 30/03/2021 | 323,000 | 328,814 | N | Terraced | | | 113 | 2,858 | 2,910 | Freehold | | | |
| 16, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 29/01/2021 | 170,000 | 168,757 | N | Flat | | 2 | 60 | 2,833 | 2,813 | Leasehold | | | |
| 3, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 16/04/2021 | 335,000 | 341,796 | N | Terraced | | 3 to 4 | 140 | 2,393 | 2,441 | Freehold | | | |
| 7, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 29/01/2021 | 227,500 | 237,407 | N | Semi-detached | | | 52 | 4,338 | 4,527 | Freehold | | | |
| 20, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 11/06/2021 | 255,000 | 266,816 | N | Detached | | 2 to 3 | 59 | 4,322 | 4,522 | Freehold | | | |
| 17, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 30/03/2021 | 400,000 | 427,495 | N | Detached | | | 113 | 3,548 | 3,792 | Freehold | | | |
| 12, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 31/03/2020 | 360,000 | 403,579 | N | Detached | | | 140 | 2,563 | 2,873 | Freehold | | | |
| 5, Kingfishers Reach, Leamington Spa, Warwickshire CV31 1AE | CV31 1AE | CV31 1 | 31/07/2020 | 219,000 | 236,284 | N | Terraced | | | 52 | 4,176 | 4,506 | Freehold | | | |
| 11, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 09/04/2021 | 265,000 | 277,935 | N | Semi-detached | | 2 | 61 | 4,344 | 4,556 | Freehold | | | |
| 2, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 30/10/2020 | 250,000 | 270,147 | N | Semi-detached | | | 2 | 64 | 3,906 | 4,221 | Freehold | | |
| 8, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 02/10/2020 | 245,000 | 264,744 | N | Semi-detached | | 2 to 3 | 63 | 3,889 | 4,202 | Freehold | | | |
| 6, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 18/12/2020 | 232,000 | 245,024 | N | Semi-detached | | 2 to 3 | 74 | 3,135 | 3,311 | Freehold | | | |
| 7, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 14/05/2021 | 276,000 | 292,247 | N | Detached | | 2 to 3 | 54 | 5,111 | 5,412 | Freehold | | | |
| 43, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 30/11/2020 | 245,000 | 261,909 | N | Semi-detached | | 2 to 3 | 65 | 3,769 | 4,029 | Freehold | | | |
| 21, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 08/04/2021 | 342,000 | 365,447 | N | Detached | | 3 | 92 | 3,717 | 3,972 | Freehold | | | |
| 46, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 10/01/2020 | 262,500 | 301,947 | N | Detached | | 3 | 77 | 3,409 | 3,921 | Freehold | | | |
| | | CV31 1 Average | | | | | | | | | | 3,756 | | | | |
| 14, Oak Close, Baginton, Coventry, Warwickshire CV8 3LE | CV8 3LE | CV8 3 | 21/09/2020 | 199,000 | 216,242 | N | Semi-detached | | 3 | 57 | 3,491 | 3,794 | Freehold | | | |
| 15, Orchard Way, Bubbenhall, Coventry, Warwickshire CV8 3JQ | CV8 3JQ | CV8 3 | 29/06/2021 | 426,000 | 445,740 | N | Detached | | | 132 | 3,222 | 3,371 | Freehold | | | |
| 7, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE | CV8 3JE | CV8 3 | 19/05/2021 | 480,000 | 508,255 | N | Detached | | 3 | 145 | 3,310 | 3,505 | Freehold | | | |
| 13, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE | CV8 3JE | CV8 3 | 29/01/2021 | 465,000 | 497,040 | N | Detached | | | 167 | 2,784 | 2,976 | Freehold | | | |
| 35, Coopers Walk, Bubbenhall, Coventry, Warwickshire CV8 3JB | CV8 3JB | CV8 3 | 06/05/2020 | 396,000 | 436,125 | N | Detached | | | 106 | 3,736 | 4,114 | Freehold | | | |
| Rose Cottage, Church Lane, Stoneleigh, Coventry, Warwickshire CV8 3DN | CV8 3DN | CV8 3 | 24/07/2020 | 570,000 | 649,129 | N | Detached | | | 183 | 3,115 | 3,547 | Freehold | | | |
| 6, Vicarage Road, Stoneleigh, Coventry, Warwickshire CV8 3DH | CV8 3DH | CV8 3 | 04/03/2020 | 320,000 | 348,973 | N | Semi-detached | | 2 | 80 | 4,000 | 4,362 | Freehold | | | |
| 28, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 19/06/2020 | 395,000 | 425,464 | N | Semi-detached | | | 108 | 3,657 | 3,939 | Freehold | | | |
| 10, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 08/01/2021 | 320,000 | 333,936 | N | Semi-detached | | 3 | 89 | 3,596 | 3,752 | Freehold | | | |
| 13, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 09/06/2020 | 280,000 | 295,636 | N | Terraced | | 2 to 3 | 85 | 3,294 | 3,478 | Freehold | | | |
| 20, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 07/09/2021 | 278,000 | 279,779 | N | Semi-detached | | 3 | 84 | 3,310 | 3,331 | Freehold | | | |
| 13, Stoneleigh Close, Stoneleigh, Coventry, Warwickshire CV8 3DE | CV8 3DE | CV8 3 | 10/01/2020 | 565,000 | 649,904 | N | Detached | | | 158 | 3,576 | 4,113 | Freehold | | | |
| 8b, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 09/03/2020 | 340,000 | 370,784 | N | Semi-detached | | | 82 | 4,146 | 4,522 | Freehold | | | |
| 8a, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 24/07/2020 | 324,000 | 356,987 | N | Semi-detached | | | 82 | 3,951 | 4,354 | Freehold | | | |
| 28, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 11/12/2020 | 445,000 | 469,981 | N | Semi-detached | | 3 | 114 | 3,904 | 4,123 | Freehold | | | |
| 15, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 15/10/2020 | 506,500 | 547,318 | N | Semi-detached | | 3 to 4 | 144 | 3,526 | 3,811 | Freehold | | | |
| 11, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 25/11/2020 | 418,000 | 457,973 | N | Detached | | 3 to 4 | 125 | 3,344 | 3,664 | Freehold | | | |
| 1, Dudley Terrace, Stoneleigh, Coventry, Warwickshire CV8 3DB | CV8 3DB | CV8 3 | 10/09/2020 | 186,000 | 191,307 | N | Flat | | 2 to 3 | 61 | 3,049 | 3,136 | Leasehold | | | |
| Ludgates View, Lower End, Bubbenhall, Coventry, Warwickshire CV8 3BW | CV8 3BW | CV8 3 | 06/01/2020 | 425,000 | 488,866 | N | Detached | | 3 to 4 | 94 | 4,521 | 5,201 | Freehold | | | |
| Broom Hill Farm, Watery Lane, Bubbenhall, Coventry, Warwickshire CV8 3BQ | CV8 3BQ | CV8 3 | 09/09/2020 | 602,500 | 673,125 | N | Detached | | 3 to 4 | 140 | 4,304 | 4,808 | Freehold | | | |
| Beechwood, Weston Lane, Bubbenhall, Coventry, Warwickshire CV8 3BN | CV8 3BN | CV8 3 | 27/11/2020 | 945,000 | 1,035,370 | N | Detached | | | 216 | 4,375 | 4,793 | Freehold | | | |
| 1, Grime Cottage, Spring Hill, Bubbenhall, Coventry, Warwickshire CV8 3BD | CV8 3BD | CV8 3 | 22/05/2020 | 393,800 | 423,933 | N | Semi-detached | | 3 to 4 | 104 | 3,787 | 4,076 | Freehold | | | |
| White Lodge Barn, White Lodge Farm, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA | CV8 3BA | CV8 3 | 27/03/2020 | 725,000 | 812,764 | N | Detached | | 3 | 213 | 3,404 | 3,816 | Freehold | | | |
| 3, Small Holdings, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA | CV8 3BA | CV8 3 | 28/04/2021 | 550,000 | 576,845 | N | Semi-detached | | 3 to 4 | 194 | 2,835 | 2,973 | Freehold | | | |
| 10, Rowley Road, Baginton, Coventry, Warwickshire CV8 3AL | CV8 3AL | CV8 3 | 23/01/2020 | 125,000 | 129,729 | N | Flat | | 2 | 53 | 2,358 | 2,448 | Leasehold | | | |
| 30, Mill Hill, Baginton, Coventry, Warwickshire CV8 3AG | CV8 3AG | CV8 3 | 16/04/2021 | 396,000 | 415,329 | N | Semi-detached | | 3 to 4 | 103 | 3,845 | 4,032 | Freehold | | | |
| The Yews, Holly Walk, Baginton, Coventry, Warwickshire CV8 3AE | CV8 3AE | CV8 3 | 17/09/2021 | 485,000 | 491,347 | N | Detached | | 3 | 150 | 3,233 | 3,276 | Freehold | | | |
| 12, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD | CV8 3AD | CV8 3 | 21/12/2020 | 345,000 | 373,560 | N | Detached | | 2 | 76 | 4,539 | 4,915 | Freehold | | | |
| 17, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD | CV8 3AD | CV8 3 | 12/08/2020 | 195,000 | 208,474 | N | Terraced | | 2 to 3 | 86 | 2,267 | 2,424 | Freehold | | | |
| 2, Frances Road, Baginton, Coventry, Warwickshire CV8 3AB | CV8 3AB | CV8 3 | 27/03/2020 | 255,000 | 272,325 | N | Terraced | | 2 to 3 | 80 | 3,188 | 3,404 | Freehold | | | |
| | | CV8 3 Average | | | | | | | | | | 3,802 | | | | |
| 2, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 16/02/2021 | 280,000 | 292,010 | N | Semi-detached | | 2 to 3 | 58 | 4,828 | 5,035 | Freehold | | | |
| 42, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 23/03/2020 | 235,000 | 250,966 | N | Terraced | | 2 to 3 | 57 | 4,096 | 4,374 | Freehold | | | |
| 28, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 28/06/2021 | 355,000 | 365,683 | N | Semi-detached | | 3 to 4 | 99 | 3,586 | 3,694 | Freehold | | | |
| 3, Angus Close, Kenilworth, Warwickshire CV8 2XH | CV8 2XH | CV8 2 | 17/12/2020 | 260,000 | 274,596 | N | Semi-detached | | | 2 | 59 | 4,402 | 4,649 | Freehold | | |
| 14, Lulworth Park, Kenilworth, Warwickshire CV8 2XG | CV8 2XG | CV8 2 | 28/01/2021 | 427,000 | 456,422 | N | Detached | | 3 to 4 | 105 | 4,067 | 4,347 | Freehold | | | |
| 11, Lulworth Park, Kenilworth, Warwickshire CV8 2XG | CV8 2XG | CV8 2 | 23/01/2020 | 475,000 | 546,380 | N | Detached | | | 135 | 3,519 | 4,047 | Freehold | | | |
| 32, Littleton Close, Kenilworth, Warwickshire CV8 2WA | CV8 2WA | CV8 2 | 15/01/2021 | 710,000 | 758,922 | N | Detached | | | 144 | 4,931 | 5,270 | Freehold | | | |
| 11, Laneham Place, Kenilworth, Warwickshire CV8 2UN | CV8 2UN | CV8 2 | 19/02/2021 | 425,000 | 453,332 | N | Detached | | 3 to 4 | 135 | 3,148 | 3,358 | Freehold | | | |
| 5, The Wardens, Kenilworth, Warwickshire CV8 2UH | CV8 2UH | CV8 2 | 21/10/2021 | 710,000 | 699,088 | N | Detached | | 3 to 4 | 179 | 3,966 | 3,906 | Freehold | | | |
| 3, Butler Close, Kenilworth, Warwickshire CV8 2TW | CV8 2TW | CV8 2 | 01/07/2020 | 430,000 | 489,693 | N | Detached | | | 106 | 4,057 | 4,620 | Freehold | | | |
| 22, Gloster Drive, Kenilworth, Warwickshire CV8 2TU | CV8 2TU | CV8 2 | 24/06/2020 | 810,000 | 896,672 | N | Detached | | | 189 | 4,286 | 4,744 | Freehold | | | |
| 27, Garlick Drive, Kenilworth, Warwickshire CV8 2TT | CV8 2TT | CV8 2 | 12/03/2020 | 445,000 | 498,869 | N | Detached | | | 132 | 3,371 | 3,779 | Freehold | | | |
| 35, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS | CV8 2TS | CV8 2 | 21/01/2020 | 145,000 | 150,485 | N | Flat | | 2 | 55 | 2,636 | 2,736 | Leasehold | | | |
| 56, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS | CV8 2TS | CV8 2 | 20/11/2020 | 99,000 | 100,334 | N | Flat | | 1 | 42 | 2,357 | 2,389 | Leasehold | | | |
| 20, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 17/12/2020 | 215,000 | 219,757 | N | Terraced | | 2 | 45 | 4,778 | 4,883 | Leasehold | | | |
| 10, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 06/05/2020 | 235,000 | 258,812 | N | Detached | | | 54 | 4,352 | 4,793 | Leasehold | | | |
| 6, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 11/09/2020 | 176,000 | 186,529 | N | Terraced | | 1 | 39 | 4,513 | 4,783 | Leasehold | | | |
| 14, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 25/05/2021 | 215,000 | 224,010 | N | Semi-detached | | 2 | 52 | 4,135 | 4,308 | Leasehold | | | |
| 11, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 02/10/2020 | 440,000 | 487,639 | N | Detached | | | 118 | 3,729 | 4,133 | Freehold | | | |
| 5, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 28/05/2021 | 491,500 | 520,432 | N | Detached | | | 128 | 3,829 | 4,055 | Freehold | | | |
| 25, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 07/10/2021 | 587,000 | 577,979 | N | Detached | | | 148 | 3,954 | 3,894 | Freehold | | | |
| 20, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB | CV8 2TB | CV8 2 | 25/03/2020 | 450,000 | 504,474 | N | Detached | | 2 to 3 | 85 | 5,294 | 5,935 | Freehold | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 14, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB | CV8 2TB | CV8 2 | 10/09/2020 | 475,000 | 530,680 | N | Detached | | 3 to 4 | 105 | 4,524 | 5,054 | Freehold | | |
| 40, Frythe Close, Kenilworth, Warwickshire CV8 2SY | CV8 2SY | CV8 2 | 10/09/2020 | 430,000 | 467,256 | N | Semi-detached | | 2 to 3 | 84 | 5,119 | 5,563 | Freehold | | |
| 34, Frythe Close, Kenilworth, Warwickshire CV8 2SY | CV8 2SY | CV8 2 | 16/09/2021 | 1,018,000 | 1,031,321 | N | Detached | | | 244 | 4,172 | 4,227 | Freehold | | |
| 203, Dalehouse Lane, Kenilworth, Warwickshire CV8 2SX | CV8 2SX | CV8 2 | 11/12/2020 | 665,000 | 720,051 | N | Detached | | | 197 | 3,369 | 3,648 | Freehold | | |
| 6, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 18/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 51 | 3,333 | 3,428 | Leasehold | | |
| 12, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 29/05/2020 | 179,950 | 182,532 | N | Flat | | 2 | 54 | 3,308 | 3,355 | Leasehold | | |
| 9, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 02/10/2020 | 165,500 | 170,099 | N | Flat | | 2 | 52 | 3,183 | 3,271 | Leasehold | | |
| 46, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 23/06/2020 | 165,000 | 167,896 | N | Flat | | 2 | 55 | 3,000 | 3,053 | Leasehold | | |
| 21, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 30/06/2021 | 173,000 | 172,199 | N | Flat | | 2 to 3 | 59 | 2,932 | 2,919 | Leasehold | | |
| 2, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 29/10/2021 | 145,000 | 142,133 | N | Flat | | 2 | 56 | 2,599 | 2,547 | Leasehold | | |
| 2, Heyville Croft, Kenilworth, Warwickshire CV8 2SR | CV8 2SR | CV8 2 | 07/05/2021 | 737,500 | 780,913 | N | Detached | | | 210 | 3,512 | 3,719 | Freehold | | |
| 5, Draper Close, Kenilworth, Warwickshire CV8 2SP | CV8 2SP | CV8 2 | 17/06/2021 | 650,000 | 680,119 | N | Detached | | | 150 | 4,333 | 4,534 | Freehold | | |
| 2, Riley Close, Kenilworth, Warwickshire CV8 2SN | CV8 2SN | CV8 2 | 10/12/2020 | 485,000 | 525,150 | N | Detached | | 3 to 4 | 111 | 4,369 | 4,731 | Freehold | | |
| 7, Wilson Grove, Kenilworth, Warwickshire CV8 2SL | CV8 2SL | CV8 2 | 04/03/2020 | 470,000 | 526,895 | N | Detached | | 2 to 3 | 79 | 5,949 | 6,670 | Freehold | | |
| 28, Cashmore Road, Kenilworth, Warwickshire CV8 2SJ | CV8 2SJ | CV8 2 | 08/04/2021 | 375,000 | 400,709 | N | Detached | | 2 | 57 | 6,579 | 7,030 | Freehold | | |
| 3, Thickthorn Orchards, Kenilworth, Warwickshire CV8 2SH | CV8 2SH | CV8 2 | 11/02/2021 | 427,500 | 455,999 | N | Detached | | 2 to 3 | 98 | 4,362 | 4,653 | Freehold | | |
| 15, Greensward Close, Kenilworth, Warwickshire CV8 2SG | CV8 2SG | CV8 2 | 20/08/2020 | 315,000 | 336,765 | N | Terraced | | 3 | 62 | 5,081 | 5,432 | Freehold | | |
| 2, Asplen Court, Kenilworth, Warwickshire CV8 2SE | CV8 2SE | CV8 2 | 24/03/2020 | 285,000 | 310,804 | N | Semi-detached | | 3 | 63 | 4,524 | 4,933 | Freehold | | |
| 10, Potts Close, Kenilworth, Warwickshire CV8 2SD | CV8 2SD | CV8 2 | 21/12/2020 | 320,000 | 337,964 | N | Semi-detached | | 2 to 3 | 64 | 5,000 | 5,281 | Freehold | | |
| 10, Stansfield Grove, Kenilworth, Warwickshire CV8 2SB | CV8 2SB | CV8 2 | 17/12/2020 | 565,000 | 611,773 | N | Detached | | 3 to 4 | 115 | 4,913 | 5,320 | Freehold | | |
| 3, Clements Close, Kenilworth, Warwickshire CV8 2SA | CV8 2SA | CV8 2 | 19/02/2021 | 617,000 | 658,132 | N | Detached | | | 162 | 3,809 | 4,063 | Freehold | | |
| 11, Turton Way, Kenilworth, Warwickshire CV8 2RT | CV8 2RT | CV8 2 | 10/01/2020 | 285,000 | 317,910 | N | Semi-detached | | 3 | 61 | 4,672 | 5,212 | Freehold | | |
| 17, Turton Way, Kenilworth, Warwickshire CV8 2RT | CV8 2RT | CV8 2 | 30/09/2021 | 310,000 | 311,984 | N | Semi-detached | | 2 to 3 | 61 | 5,082 | 5,114 | Freehold | | |
| 23, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 23/10/2020 | 400,000 | 443,308 | N | Detached | | 3 | 92 | 4,348 | 4,819 | Freehold | | |
| Flat 17, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 07/02/2020 | 325,000 | 335,794 | N | Flat | | 2 to 3 | 79 | 4,128 | 4,265 | Leasehold | | |
| Flat 9, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 14/05/2020 | 224,000 | 227,213 | N | Flat | | 2 | 60 | 3,733 | 3,787 | Leasehold | | |
| 37, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 26/02/2021 | 620,000 | 661,332 | N | Detached | | | 201 | 3,085 | 3,290 | Freehold | | |
| 34, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 11/03/2021 | 375,000 | 400,776 | N | Detached | | 3 | 126 | 2,976 | 3,181 | Freehold | | |
| 42, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 18/06/2021 | 480,000 | 480,905 | N | Terraced | | 3 to 4 | 159 | 3,019 | 3,025 | Freehold | | |
| Flat 8, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 17/01/2020 | 210,000 | 217,944 | N | Flat | | 2 to 3 | 73 | 2,877 | 2,986 | Leasehold | | |
| 32, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 19/02/2021 | 427,000 | 432,373 | N | Terraced | | | 150 | 2,847 | 2,882 | Freehold | | |
| 27, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 28/02/2020 | 167,500 | 185,603 | N | Semi-detached | | 2 | 47 | 3,564 | 3,949 | Leasehold | | |
| 35, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 24/03/2020 | 165,000 | 179,939 | N | Semi-detached | | 2 | 46 | 3,587 | 3,912 | Leasehold | | |
| 8, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 11/12/2020 | 682,000 | 738,458 | N | Detached | | | 279 | 2,444 | 2,647 | Freehold | | |
| 15, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ | CV8 2QZ | CV8 2 | 23/07/2020 | 253,000 | 272,967 | N | Terraced | | 2 | 55 | 4,600 | 4,963 | Freehold | | |
| 6, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ | CV8 2QZ | CV8 2 | 30/09/2021 | 390,000 | 392,495 | N | Semi-detached | | | 120 | 3,250 | 3,271 | Freehold | | |
| 31, Sturley Close, Kenilworth, Warwickshire CV8 2QX | CV8 2QX | CV8 2 | 10/05/2021 | 249,000 | 253,109 | N | Terraced | | 2 | 52 | 4,770 | 4,849 | Freehold | | |
| 18, Sturley Close, Kenilworth, Warwickshire CV8 2QX | CV8 2QX | CV8 2 | 14/01/2020 | 207,000 | 226,090 | N | Terraced | | 2 | 53 | 3,906 | 4,266 | Freehold | | |
| 36, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU | CV8 2QU | CV8 2 | 22/10/2021 | 288,000 | 283,425 | N | Semi-detached | | 3 | 62 | 4,645 | 4,571 | Freehold | | |
| 39, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU | CV8 2QU | CV8 2 | 22/06/2020 | 320,000 | 344,680 | N | Semi-detached | | 3 | 97 | 3,294 | 3,548 | Freehold | | |
| 68, Leyes Lane, Kenilworth, Warwickshire CV8 2QT | CV8 2QT | CV8 2 | 25/02/2021 | 325,000 | 338,940 | N | Semi-detached | | 3 | 61 | 5,328 | 5,556 | Freehold | | |
| 3, Tappinger Grove, Kenilworth, Warwickshire CV8 2QS | CV8 2QS | CV8 2 | 27/01/2021 | 88,000 | 87,357 | N | Flat | | 2 | 31 | 2,839 | 2,818 | Leasehold | | |
| 29, Cornhill Grove, Kenilworth, Warwickshire CV8 2QP | CV8 2QP | CV8 2 | 22/01/2021 | 262,000 | 273,410 | N | Semi-detached | | 2 to 3 | 55 | 4,764 | 4,971 | Freehold | | |
| 82, Ebourne Close, Kenilworth, Warwickshire CV8 2QL | CV8 2QL | CV8 2 | 30/04/2021 | 172,000 | 173,628 | N | Flat | | 1 | 40 | 4,300 | 4,341 | Leasehold | | |
| 18, Camelot Grove, Kenilworth, Warwickshire CV8 2QH | CV8 2QH | CV8 2 | 04/03/2020 | 215,000 | 234,466 | N | Semi-detached | | 2 | 45 | 4,778 | 5,210 | Leasehold | | |
| 18, Ebourne Close, Kenilworth, Warwickshire CV8 2QG | CV8 2QG | CV8 2 | 27/01/2021 | 149,500 | 148,407 | N | Flat | | 1 | 39 | 3,833 | 3,805 | Leasehold | | |
| 3, Ebourne Close, Kenilworth, Warwickshire CV8 2QG | CV8 2QG | CV8 2 | 12/02/2020 | 159,950 | 173,377 | N | Terraced | | 1 | 48 | 3,332 | 3,612 | Leasehold | | |
| 31, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 04/09/2020 | 777,000 | 868,080 | N | Detached | | | 180 | 4,317 | 4,823 | Freehold | | |
| 67, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 04/12/2020 | 750,000 | 812,087 | N | Detached | | | 184 | 4,076 | 4,414 | Freehold | | |
| 24, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 05/11/2020 | 895,000 | 980,589 | N | Detached | | | 228 | 3,925 | 4,301 | Freehold | | |
| 31, Wincote Close, Kenilworth, Warwickshire CV8 2QE | CV8 2QE | CV8 2 | 01/05/2020 | 200,000 | 215,304 | N | Semi-detached | | 2 | 62 | 3,226 | 3,473 | Freehold | | |
| 3, Seekings Drive, Kenilworth, Warwickshire CV8 2QD | CV8 2QD | CV8 2 | 28/02/2020 | 710,000 | 758,116 | N | Detached | | | 221 | 3,213 | 3,430 | Freehold | | |
| 30, Mountbatten Avenue, Kenilworth, Warwickshire CV8 2PY | CV8 2PY | CV8 2 | 16/12/2020 | 650,000 | 703,809 | N | Detached | | | 131 | 4,962 | 5,373 | Freehold | | |
| 4, Thirlestane Close, Kenilworth, Warwickshire CV8 2PW | CV8 2PW | CV8 2 | 26/08/2020 | 380,000 | 416,469 | N | Semi-detached | | 3 to 4 | 90 | 4,222 | 4,627 | Freehold | | |
| 25, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS | CV8 2PS | CV8 2 | 17/08/2020 | 138,500 | 143,113 | N | Flat | | 1 | 27 | 5,130 | 5,300 | Leasehold | | |
| 10, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS | CV8 2PS | CV8 2 | 21/01/2020 | 182,000 | 203,016 | N | Semi-detached | | 1 | 41 | 4,439 | 4,952 | Freehold | | |
| 3, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 03/02/2021 | 382,000 | 398,385 | N | Semi-detached | | 3 | 85 | 4,494 | 4,687 | Freehold | | |
| 23, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 10/02/2021 | 430,000 | 458,666 | N | Detached | | 3 | 105 | 4,095 | 4,368 | Freehold | | |
| 19, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 11/01/2021 | 425,000 | 443,508 | N | Semi-detached | | 3 to 4 | 142 | 2,993 | 3,123 | Freehold | | |
| 23, Lindsfarne Drive, Kenilworth, Warwickshire CV8 2PQ | CV8 2PQ | CV8 2 | 12/02/2021 | 690,000 | 735,998 | N | Detached | | | 177 | 3,898 | 4,158 | Freehold | | |
| 11, Bodnant Way, Kenilworth, Warwickshire CV8 2PN | CV8 2PN | CV8 2 | 30/06/2020 | 350,000 | 376,994 | N | Semi-detached | | 3 | 84 | 4,167 | 4,488 | Freehold | | |
| 4, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG | CV8 2PG | CV8 2 | 20/09/2021 | 615,000 | 623,048 | N | Detached | | 3 to 4 | 116 | 5,302 | 5,371 | Freehold | | |
| 15, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG | CV8 2PG | CV8 2 | 19/03/2020 | 628,000 | 704,021 | N | Detached | | | 151 | 4,159 | 4,662 | Freehold | | |
| 7, Ferndale Drive, Kenilworth, Warwickshire CV8 2PF | CV8 2PF | CV8 2 | 09/12/2020 | 600,000 | 649,670 | N | Detached | | 3 to 4 | 159 | 3,774 | 4,086 | Freehold | | |
| 54, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 07/04/2021 | 290,000 | 304,155 | N | Semi-detached | | 3 | 70 | 4,143 | 4,345 | Freehold | | |
| 4, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 02/06/2020 | 275,000 | 296,209 | N | Semi-detached | | 2 to 3 | 74 | 3,716 | 4,003 | Freehold | | |
| 58, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 17/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 to 4 | 100 | 3,200 | 3,570 | Freehold | | |
| 31, Hyde Road, Kenilworth, Warwickshire CV8 2PB | CV8 2PB | CV8 2 | 01/07/2020 | 236,000 | 254,625 | N | Terraced | | 2 to 3 | 73 | 3,233 | 3,488 | Freehold | | |
| 9, Inverary Close, Kenilworth, Warwickshire CV8 2NZ | CV8 2NZ | CV8 2 | 27/10/2021 | 680,000 | 669,549 | N | Detached | | 3 to 4 | 134 | 5,075 | 4,997 | Freehold | | |
| 2, Inverary Close, Kenilworth, Warwickshire CV8 2NZ | CV8 2NZ | CV8 2 | 29/10/2020 | 677,000 | 750,299 | N | Detached | | | 173 | 3,913 | 4,337 | Freehold | | |
| 45, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 18/08/2020 | 437,500 | 495,540 | N | Detached | | 3 | 103 | 4,239 | 4,802 | Freehold | | |
| 73, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 24/01/2020 | 289,000 | 332,429 | N | Detached | | 2 to 3 | 73 | 3,959 | 4,554 | Freehold | | |
| 9, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 21/02/2020 | 350,000 | 387,827 | N | Semi-detached | | 3 to 4 | 90 | 3,889 | 4,309 | Freehold | | |
| 2, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 07/10/2021 | 520,000 | 512,008 | N | Detached | | | 121 | 4,298 | 4,231 | Freehold | | |
| 1, Trentham Gardens, Kenilworth, Warwickshire CV8 2NW | CV8 2NW | CV8 2 | 10/01/2020 | 400,000 | 460,109 | N | Detached | | 3 | 112 | 3,571 | 4,108 | Freehold | | |
| 25, Ilam Park, Kenilworth, Warwickshire CV8 2NU | CV8 2NU | CV8 2 | 23/03/2020 | 275,000 | 299,899 | N | Semi-detached | | 2 to 3 | 66 | 4,167 | 4,544 | Freehold | | |
| 32, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 10/06/2021 | 195,000 | 195,368 | N | Terraced | | 2 | 51 | 3,824 | 3,831 | Freehold | | |
| 3, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 02/06/2020 | 175,000 | 184,773 | N | Terraced | | 2 | 53 | 3,302 | 3,486 | Freehold | | |
| 33, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 28/10/2020 | 210,000 | 220,932 | N | Terraced | | 2 | 69 | 3,052 | 3,211 | Freehold | | |
| 14, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 31/03/2021 | 130,000 | 130,933 | N | Flat | | 1 | 41 | 3,171 | 3,193 | Leasehold | | |
| 9, Chatsworth Grove, Kenilworth, Warwickshire CV8 2NR | CV8 2NR | CV8 2 | 26/02/2021 | 433,000 | 461,866 | N | Detached | | 3 | 104 | 4,163 | 4,441 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 3, Kew Close, Kenilworth, Warwickshire CV8 2NQ | CV8 2NQ | CV8 2 | 12/08/2021 | 372,250 | 373,389 | N | Terraced | | 3 | 87 | 4,279 | 4,292 | Freehold | | |
| 1, Powis Grove, Kenilworth, Warwickshire CV8 2NN | CV8 2NN | CV8 2 | 22/04/2021 | 280,000 | 285,680 | N | Terraced | | 2 to 3 | 77 | 3,636 | 3,710 | Freehold | | |
| 12, Harlech Close, Kenilworth, Warwickshire CV8 2NL | CV8 2NL | CV8 2 | 19/05/2021 | 345,000 | 359,458 | N | Semi-detached | | 3 | 86 | 4,012 | 4,180 | Freehold | | |
| 25, Jacox Crescent, Kenilworth, Warwickshire CV8 2NJ | CV8 2NJ | CV8 2 | 08/07/2020 | 265,000 | 291,980 | N | Semi-detached | | 2 | 49 | 5,408 | 5,959 | Freehold | | |
| 15, Raglan Grove, Kenilworth, Warwickshire CV8 2NH | CV8 2NH | CV8 2 | 18/11/2020 | 300,000 | 320,705 | N | Semi-detached | | 3 | 67 | 4,478 | 4,787 | Freehold | | |
| 8, Hodnet Close, Kenilworth, Warwickshire CV8 2NG | CV8 2NG | CV8 2 | 31/01/2020 | 226,000 | 252,097 | N | Semi-detached | | 2 to 3 | 66 | 3,424 | 3,820 | Freehold | | |
| 6, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 20/07/2020 | 515,000 | 586,493 | N | Detached | | 3 | 95 | 5,421 | 6,174 | Freehold | | |
| 5, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 19/11/2020 | 730,000 | 799,810 | N | Detached | | 3 | 133 | 5,489 | 6,014 | Freehold | | |
| 2, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 24/05/2021 | 485,000 | 513,549 | N | Detached | | 2 to 3 | 97 | 5,000 | 5,294 | Freehold | | |
| 2, Oakfield, Kenilworth, Warwickshire CV8 2NE | CV8 2NE | CV8 2 | 14/02/2020 | 799,000 | 911,884 | N | Detached | | | 190 | 4,205 | 4,799 | Freehold | | |
| 11, Churchill Avenue, Kenilworth, Warwickshire CV8 2ND | CV8 2ND | CV8 2 | 14/12/2020 | 242,800 | 248,172 | N | Terraced | | 3 | 85 | 2,856 | 2,920 | Freehold | | |
| 10, Glendale Avenue, Kenilworth, Warwickshire CV8 2NB | CV8 2NB | CV8 2 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 85 | 3,235 | 3,276 | Freehold | | |
| 44, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 16/04/2021 | 252,000 | 257,112 | N | Terraced | | 3 | 77 | 3,273 | 3,339 | Freehold | | |
| 5, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 08/04/2021 | 250,000 | 255,071 | N | Terraced | | 3 | 86 | 2,907 | 2,966 | Freehold | | |
| 21, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 12/10/2020 | 237,000 | 249,338 | N | Terraced | | 3 | 97 | 2,441 | 2,568 | Freehold | | |
| 64, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/02/2021 | 430,000 | 458,666 | Y | Detached | | | 90 | 4,778 | 5,096 | Freehold | | |
| 15, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 16/07/2021 | 430,000 | 456,309 | Y | Detached | | | 90 | 4,778 | 5,070 | Freehold | | |
| 26, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/06/2021 | 428,000 | 447,832 | Y | Detached | | | 90 | 4,756 | 4,976 | Freehold | | |
| 17, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 18/06/2021 | 425,000 | 444,693 | Y | Detached | | | 90 | 4,722 | 4,941 | Freehold | | |
| 28, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/07/2021 | 307,000 | 321,159 | Y | Semi-detached | | | 65 | 4,723 | 4,941 | Freehold | | |
| 18, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/04/2021 | 305,000 | 319,887 | Y | Semi-detached | | | 65 | 4,692 | 4,921 | Freehold | | |
| 21, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/02/2021 | 705,000 | 751,998 | Y | Detached | | | 162 | 4,352 | 4,642 | Freehold | | |
| 27, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/03/2021 | 700,000 | 748,116 | Y | Detached | | | 162 | 4,321 | 4,618 | Freehold | | |
| 66, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/02/2021 | 540,000 | 575,999 | Y | Detached | | | 125 | 4,320 | 4,608 | Freehold | | |
| 68, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/05/2021 | 700,000 | 741,205 | Y | Detached | | | 162 | 4,321 | 4,575 | Freehold | | |
| 16, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/07/2021 | 538,000 | 570,917 | Y | Detached | | | 125 | 4,304 | 4,567 | Freehold | | |
| 70, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 24/06/2021 | 700,000 | 732,436 | Y | Detached | | | 162 | 4,321 | 4,521 | Freehold | | |
| 31, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 27/11/2020 | 630,000 | 690,247 | Y | Detached | | | 153 | 4,118 | 4,511 | Freehold | | |
| 9, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/06/2021 | 535,000 | 559,791 | Y | Detached | | | 125 | 4,280 | 4,478 | Freehold | | |
| 11, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/05/2021 | 635,000 | 672,379 | Y | Detached | | | 157 | 4,045 | 4,283 | Freehold | | |
| 19, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 19/03/2021 | 460,000 | 491,619 | Y | Detached | | | 115 | 4,000 | 4,275 | Freehold | | |
| 23, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/09/2021 | 644,000 | 652,427 | Y | Detached | | | 153 | 4,209 | 4,264 | Freehold | | |
| 72, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/11/2020 | 805,000 | 881,982 | Y | Detached | | | 207 | 3,889 | 4,261 | Freehold | | |
| 76, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/01/2021 | 795,000 | 849,779 | Y | Detached | | | 207 | 3,841 | 4,105 | Freehold | | |
| 29, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 24/09/2021 | 789,000 | 799,325 | Y | Detached | | | 196 | 4,026 | 4,078 | Freehold | | |
| 74, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 20/11/2020 | 600,000 | 657,378 | Y | Detached | | | 162 | 3,704 | 4,058 | Freehold | | |
| 2, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/10/2021 | 435,000 | 428,315 | Y | Detached | | | 115 | 3,783 | 3,724 | Freehold | | |
| 11, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/01/2020 | 425,000 | 488,866 | Y | Detached | | | 90 | 4,722 | 5,432 | Freehold | | |
| 3, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/03/2021 | 450,000 | 480,932 | Y | Detached | | | 90 | 5,000 | 5,344 | Freehold | | |
| 33, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/03/2020 | 305,000 | 332,615 | Y | Semi-detached | | | 65 | 4,692 | 5,117 | Freehold | | |
| 35, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 31/07/2020 | 295,000 | 325,034 | Y | Semi-detached | | | 65 | 4,538 | 5,001 | Freehold | | |
| 23, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 31/03/2020 | 540,000 | 605,369 | Y | Detached | | | 125 | 4,320 | 4,843 | Freehold | | |
| 12, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/09/2020 | 535,000 | 597,713 | Y | Detached | | | 125 | 4,280 | 4,782 | Freehold | | |
| 14, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 04/09/2020 | 690,000 | 770,882 | Y | Detached | | | 162 | 4,259 | 4,759 | Freehold | | |
| 16, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 10/07/2020 | 630,000 | 717,458 | Y | Detached | | | 153 | 4,118 | 4,689 | Freehold | | |
| 6, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 15/07/2020 | 640,000 | 728,846 | Y | Detached | | | 157 | 4,076 | 4,642 | Freehold | | |
| 25, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/04/2020 | 580,000 | 630,887 | Y | Detached | | | 139 | 4,173 | 4,539 | Freehold | | |
| 31, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 11/09/2020 | 790,000 | 882,604 | Y | Detached | | | 196 | 4,031 | 4,503 | Freehold | | |
| 27, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 16/10/2020 | 790,000 | 875,534 | Y | Detached | | | 196 | 4,031 | 4,467 | Freehold | | |
| 5, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 28/02/2020 | 599,950 | 684,712 | Y | Detached | | | 162 | 3,703 | 4,227 | Freehold | | |
| 29, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/06/2020 | 785,000 | 868,997 | Y | Detached | | | 207 | 3,792 | 4,198 | Freehold | | |
| 63, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/10/2020 | 610,000 | 676,045 | Y | Detached | | | 162 | 3,765 | 4,173 | Freehold | | |
| 4, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 18/03/2020 | 599,950 | 672,576 | Y | Detached | | | 162 | 3,703 | 4,152 | Freehold | | |
| 65, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 15/02/2021 | 800,000 | 853,331 | Y | Detached | | | 207 | 3,865 | 4,122 | Freehold | | |
| The Dairy Yard, Stoneleigh Abbey, Kenilworth, Warwickshire CV8 2LF | CV8 2LF | CV8 2 | 17/03/2021 | 830,000 | 887,052 | N | Detached | | 3 to 4 | 156 | 5,321 | 5,686 | Leasehold | | |
| 12, Beech Drive, Kenilworth, Warwickshire CV8 2JQ | CV8 2JQ | CV8 2 | 11/06/2021 | 330,000 | 339,931 | N | Semi-detached | | 2 | 56 | 5,893 | 6,070 | Freehold | | |
| 9, Beech Drive, Kenilworth, Warwickshire CV8 2JQ | CV8 2JQ | CV8 2 | 12/01/2021 | 405,000 | 422,637 | N | Semi-detached | | 3 | 85 | 4,765 | 4,972 | Freehold | | |
| 20, Keeling Road, Kenilworth, Warwickshire CV8 2JP | CV8 2JP | CV8 2 | 30/06/2021 | 400,500 | 412,553 | N | Semi-detached | | 3 to 4 | 90 | 4,450 | 4,584 | Freehold | | |
| 6, Field Close, Kenilworth, Warwickshire CV8 2JN | CV8 2JN | CV8 2 | 18/08/2021 | 355,000 | 361,265 | N | Semi-detached | | 2 to 3 | 73 | 4,863 | 4,949 | Freehold | | |
| 14, Field Close, Kenilworth, Warwickshire CV8 2JN | CV8 2JN | CV8 2 | 27/05/2020 | 331,000 | 356,327 | N | Semi-detached | | 3 | 75 | 4,429 | 4,768 | Freehold | | |
| 8, Park Close, Kenilworth, Warwickshire CV8 2JL | CV8 2JL | CV8 2 | 30/06/2021 | 302,000 | 311,088 | N | Semi-detached | | 3 to 4 | 81 | 3,728 | 3,841 | Freehold | | |
| 36, Park Hill, Kenilworth, Warwickshire CV8 2JF | CV8 2JF | CV8 2 | 09/10/2020 | 425,000 | 471,015 | N | Detached | | 3 to 4 | 105 | 4,048 | 4,486 | Freehold | | |
| 2, Holmewood Close, Kenilworth, Warwickshire CV8 2JE | CV8 2JE | CV8 2 | 18/12/2020 | 545,000 | 590,117 | N | Detached | | 3 to 4 | 124 | 4,395 | 4,759 | Freehold | | |
| 4, Holmewood Court, Holmewood Close, Kenilworth, Warwickshire CV8 2JD | CV8 2JD | CV8 2 | 12/07/2021 | 225,000 | 228,441 | N | Flat | | 2 to 3 | 69 | 3,261 | 3,311 | Leasehold | | |
| 4, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 30/09/2020 | 695,000 | 776,468 | N | Detached | | | 165 | 4,212 | 4,706 | Freehold | | |
| 7, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 30/06/2021 | 521,000 | 545,142 | N | Detached | | 3 | 129 | 4,039 | 4,226 | Freehold | | |
| 19, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 07/05/2021 | 395,000 | 418,252 | N | Detached | | 3 | 114 | 3,465 | 3,669 | Freehold | | |
| 10, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 10/02/2021 | 545,000 | 581,332 | N | Detached | | 3 | 180 | 3,028 | 3,230 | Freehold | | |
| 4, Finham Crescent, Kenilworth, Warwickshire CV8 2HZ | CV8 2HZ | CV8 2 | 23/07/2020 | 280,100 | 308,617 | N | Semi-detached | | 2 to 3 | 80 | 3,501 | 3,858 | Freehold | | |
| 42, Finham Road, Kenilworth, Warwickshire CV8 2HY | CV8 2HY | CV8 2 | 31/03/2021 | 286,500 | 291,657 | N | Terraced | | 3 | 81 | 3,537 | 3,601 | Freehold | | |
| 44, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HX | CV8 2HX | CV8 2 | 14/08/2020 | 450,000 | 493,187 | N | Semi-detached | | 3 to 4 | 103 | 4,369 | 4,788 | Freehold | | |
| 27, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 17/12/2020 | 370,000 | 390,771 | N | Semi-detached | | 3 | 72 | 5,139 | 5,427 | Freehold | | |
| 5, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 05/02/2021 | 370,000 | 385,870 | N | Semi-detached | | 2 to 3 | 82 | 4,512 | 4,706 | Freehold | | |
| 11, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 09/07/2020 | 400,000 | 431,568 | N | Terraced | | 3 | 101 | 3,960 | 4,273 | Freehold | | |
| 3, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 15/10/2020 | 325,000 | 351,191 | N | Semi-detached | | 3 to 4 | 91 | 3,571 | 3,859 | Freehold | | |
| 37, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 10/07/2020 | 282,000 | 310,711 | N | Semi-detached | | 2 to 3 | 84 | 3,357 | 3,699 | Freehold | | |
| 5, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 18/12/2020 | 245,000 | 258,754 | N | Semi-detached | | 2 to 3 | 75 | 3,267 | 3,450 | Freehold | | |
| 41, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 10/08/2020 | 230,000 | 252,073 | N | Semi-detached | | 2 to 3 | 81 | 2,840 | 3,112 | Freehold | | |
| 14, Forge Road, Kenilworth, Warwickshire CV8 2HR | CV8 2HR | CV8 2 | 25/09/2020 | 255,000 | 270,255 | N | Terraced | | 3 | 82 | 3,110 | 3,296 | Freehold | | |
| 16, Forge Road, Kenilworth, Warwickshire CV8 2HR | CV8 2HR | CV8 2 | 29/06/2021 | 275,000 | 275,518 | N | Terraced | | 3 | 103 | 2,670 | 2,675 | Freehold | | |
| 9, The Deer Leap, Kenilworth, Warwickshire CV8 2HQ | CV8 2HQ | CV8 2 | 01/04/2021 | 420,000 | 448,795 | N | Detached | | 3 to 4 | 119 | 3,529 | 3,771 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 41, Mill End, Kenilworth, Warwickshire CV8 2HP | CV8 2HP | CV8 2 | 18/06/2021 | 410,000 | 428,998 | N | Detached | | 2 to 3 | 81 | 5,062 | 5,296 | Freehold | | |
| 35, Mill End, Kenilworth, Warwickshire CV8 2HP | CV8 2HP | CV8 2 | 08/04/2021 | 282,000 | 295,764 | N | Semi-detached | | 3 | 70 | 4,029 | 4,225 | Freehold | | |
| 15, The Close, Kenilworth, Warwickshire CV8 2HN | CV8 2HN | CV8 2 | 05/08/2020 | 190,000 | 208,234 | N | Semi-detached | | 2 | 60 | 3,167 | 3,471 | Leasehold | | |
| 11, The Close, Kenilworth, Warwickshire CV8 2HN | CV8 2HN | CV8 2 | 19/06/2020 | 268,000 | 282,966 | N | Terraced | | 2 | 84 | 3,190 | 3,369 | Freehold | | |
| 44, Henry Street, Kenilworth, Warwickshire CV8 2HJ | CV8 2HJ | CV8 2 | 08/01/2020 | 258,000 | 281,793 | N | Terraced | | 2 to 3 | 65 | 3,969 | 4,335 | Freehold | | |
| 128, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 15/01/2021 | 275,000 | 286,976 | N | Semi-detached | | 2 | 56 | 4,911 | 5,125 | Freehold | | |
| 106, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 25/02/2020 | 363,195 | 402,448 | N | Semi-detached | | 3 to 4 | 95 | 3,823 | 4,236 | Freehold | | |
| 92, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 07/05/2021 | 335,000 | 349,039 | N | Semi-detached | | 3 | 88 | 3,807 | 3,966 | Freehold | | |
| 69, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 30/07/2020 | 250,000 | 275,453 | N | Semi-detached | | 2 to 3 | 50 | 5,000 | 5,509 | Freehold | | |
| 35, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 23/04/2021 | 235,000 | 246,470 | N | Semi-detached | | 2 to 3 | 58 | 4,052 | 4,249 | Freehold | | |
| 71, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 20/07/2021 | 230,000 | 235,572 | N | Terraced | | 2 to 3 | 59 | 3,898 | 3,993 | Freehold | | |
| 53, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 28/08/2020 | 263,000 | 281,172 | N | Terraced | | 2 to 3 | 80 | 3,288 | 3,515 | Freehold | | |
| 5, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 08/04/2021 | 235,000 | 239,767 | N | Terraced | | 3 | 82 | 2,866 | 2,924 | Freehold | | |
| 84, Arthur Street, Kenilworth, Warwickshire CV8 2HE | CV8 2HE | CV8 2 | 01/06/2021 | 254,000 | 261,644 | N | Semi-detached | | 2 | 55 | 4,618 | 4,757 | Freehold | | |
| 22, Arthur Street, Kenilworth, Warwickshire CV8 2HE | CV8 2HE | CV8 2 | 06/03/2020 | 245,000 | 267,183 | N | Semi-detached | | 2 | 73 | 3,356 | 3,660 | Freehold | | |
| 43, Spring Lane, Kenilworth, Warwickshire CV8 2HD | CV8 2HD | CV8 2 | 14/08/2020 | 270,000 | 295,912 | N | Semi-detached | | 2 to 3 | 67 | 4,030 | 4,417 | Freehold | | |
| 48, Spring Lane, Kenilworth, Warwickshire CV8 2HD | CV8 2HD | CV8 2 | 27/03/2020 | 250,000 | 266,986 | N | Terraced | | 2 to 3 | 64 | 3,906 | 4,172 | Freehold | | |
| 5, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 08/02/2021 | 255,000 | 265,937 | N | Semi-detached | | 2 | 44 | 5,795 | 6,044 | Freehold | | |
| 17, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 08/09/2021 | 250,000 | 251,600 | N | Semi-detached | | 2 to 3 | 68 | 3,676 | 3,700 | Freehold | | |
| 2, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 01/12/2020 | 263,000 | 277,764 | N | Semi-detached | | 3 | 89 | 2,955 | 3,121 | Freehold | | |
| 35, Offa Drive, Kenilworth, Warwickshire CV8 2GZ | CV8 2GZ | CV8 2 | 02/06/2020 | 248,000 | 267,127 | N | Semi-detached | | 2 | 47 | 5,277 | 5,684 | Freehold | | |
| 11, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 13/08/2021 | 188,000 | 187,719 | N | Flat | | 2 | 54 | 3,481 | 3,476 | Leasehold | | |
| 25, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 23/06/2021 | 180,000 | 179,167 | N | Flat | | 1 | 56 | 3,214 | 3,199 | Leasehold | | |
| 17, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 13/01/2020 | 160,000 | 166,053 | N | Flat | | 2 | 54 | 2,963 | 3,075 | Leasehold | | |
| 59, School Lane, Kenilworth, Warwickshire CV8 2GU | CV8 2GU | CV8 2 | 11/06/2020 | 265,000 | 285,438 | N | Semi-detached | | 3 | 72 | 3,681 | 3,964 | Freehold | | |
| 21, School Lane, Kenilworth, Warwickshire CV8 2GU | CV8 2GU | CV8 2 | 15/04/2021 | 275,000 | 280,578 | N | Terraced | | 3 | 75 | 3,667 | 3,741 | Freehold | | |
| 71, School Lane, Kenilworth, Warwickshire CV8 2GT | CV8 2GT | CV8 2 | 23/10/2020 | 261,500 | 275,113 | N | Terraced | | 2 to 3 | 70 | 3,736 | 3,930 | Freehold | | |
| 85, School Lane, Kenilworth, Warwickshire CV8 2GT | CV8 2GT | CV8 2 | 27/04/2021 | 345,000 | 361,839 | N | Semi-detached | | 3 | 95 | 3,632 | 3,809 | Freehold | | |
| 126, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 30/04/2020 | 270,000 | 280,954 | N | Terraced | | 2 to 3 | 61 | 4,426 | 4,606 | Freehold | | |
| 138, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 14/02/2020 | 290,000 | 314,345 | N | Terraced | | 2 to 3 | 77 | 3,766 | 4,082 | Freehold | | |
| 140, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 14/12/2020 | 265,000 | 270,863 | N | Terraced | | 2 | 67 | 3,955 | 4,043 | Freehold | | |
| 2, Windmill Close, Kenilworth, Warwickshire CV8 2GQ | CV8 2GQ | CV8 2 | 19/04/2021 | 530,000 | 566,336 | N | Detached | | 3 to 4 | 104 | 5,096 | 5,446 | Freehold | | |
| 9, Windmill Close, Kenilworth, Warwickshire CV8 2GQ | CV8 2GQ | CV8 2 | 15/01/2021 | 762,500 | 815,039 | N | Detached | | | 220 | 3,466 | 3,705 | Freehold | | |
| 29, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 03/09/2020 | 542,000 | 588,960 | N | Semi-detached | | 3 to 4 | 113 | 4,796 | 5,212 | Freehold | | |
| 3, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 23/02/2021 | 402,000 | 407,058 | N | Terraced | | 2 to 3 | 83 | 4,843 | 4,904 | Freehold | | |
| 1, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 27/02/2020 | 500,000 | 541,974 | N | Terraced | | 3 to 4 | 113 | 4,425 | 4,796 | Freehold | | |
| 20, Manor Road, Kenilworth, Warwickshire CV8 2GJ | CV8 2GJ | CV8 2 | 26/03/2021 | 620,000 | 662,617 | N | Detached | | 3 to 4 | 152 | 4,079 | 4,359 | Freehold | | |
| Flat 2, 15, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 21/07/2021 | 115,000 | 116,759 | N | Flat | | 1 | 25 | 4,600 | 4,670 | Leasehold | | |
| 17, Castle Court, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 09/04/2020 | 212,000 | 220,601 | N | Terraced | | 2 to 3 | 53 | 4,000 | 4,162 | Freehold | | |
| 28, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 13/03/2020 | 250,000 | 266,986 | N | Terraced | | 3 to 4 | 64 | 3,894 | 4,159 | Freehold | | |
| 31, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 14/12/2020 | 357,000 | 364,899 | N | Terraced | | 3 | 92 | 3,889 | 3,975 | Freehold | | |
| 19, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 30/09/2020 | 320,000 | 339,143 | N | Terraced | | 2 to 3 | 86 | 3,742 | 3,966 | Freehold | | |
| Flat 1, 15, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 27/08/2021 | 133,500 | 133,301 | N | Flat | | 1 | 36 | 3,708 | 3,703 | Leasehold | | |
| 29, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 24/06/2021 | 370,000 | 370,697 | N | Terraced | | 3 | 104 | 3,558 | 3,564 | Freehold | | |
| 32, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 21/06/2021 | 261,500 | 261,993 | N | Terraced | | 3 to 4 | 81 | 3,228 | 3,234 | Freehold | | |
| 39, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 05/03/2020 | 249,950 | 266,932 | N | Terraced | | 2 to 3 | 62 | 4,031 | 4,305 | Freehold | | |
| 17, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 18/03/2020 | 690,000 | 773,527 | N | Detached | | | 199 | 3,467 | 3,887 | Freehold | | |
| 33, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 22/01/2021 | 380,000 | 396,549 | N | Semi-detached | | 3 to 4 | 111 | 3,423 | 3,573 | Freehold | | |
| 21, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 18/03/2021 | 395,000 | 402,111 | N | Terraced | | 3 to 4 | 117 | 3,376 | 3,437 | Freehold | | |
| 67, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 25/06/2021 | 280,000 | 280,528 | N | Terraced | | 2 to 3 | 53 | 5,283 | 5,293 | Freehold | | |
| 37, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 16/10/2020 | 372,000 | 401,979 | N | Semi-detached | | 3 | 77 | 4,831 | 5,221 | Freehold | | |
| 34, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 25/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 | 53 | 4,528 | 4,764 | Freehold | | |
| 3, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 15/01/2021 | 245,000 | 247,900 | N | Terraced | | 2 to 3 | 53 | 4,623 | 4,677 | Freehold | | |
| 57, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 06/03/2020 | 320,000 | 341,742 | N | Terraced | | 3 to 4 | 73 | 4,367 | 4,664 | Freehold | | |
| 25, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 10/11/2020 | 335,000 | 347,511 | N | Terraced | | 3 | 75 | 4,467 | 4,633 | Freehold | | |
| 7, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 11/05/2021 | 305,000 | 310,033 | N | Terraced | | 3 | 68 | 4,485 | 4,559 | Freehold | | |
| 38, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 29/07/2020 | 339,000 | 386,061 | N | Detached | | 3 to 4 | 88 | 3,852 | 4,387 | Freehold | | |
| 27, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 14/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 to 3 | 60 | 4,000 | 4,208 | Freehold | | |
| 12, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 10/11/2020 | 235,000 | 243,777 | N | Terraced | | 2 | 60 | 3,917 | 4,063 | Freehold | | |
| 143, Albion Street, Kenilworth, Warwickshire CV8 2FY | CV8 2FY | CV8 2 | 08/07/2020 | 260,000 | 286,471 | N | Semi-detached | | 2 to 3 | 76 | 3,421 | 3,769 | Freehold | | |
| Elm Cottage, Coventry Road, Kenilworth, Warwickshire CV8 2FT | CV8 2FT | CV8 2 | 18/03/2021 | 540,000 | 577,118 | N | Detached | | | 114 | 4,751 | 5,078 | Freehold | | |
| 10, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 28/05/2021 | 450,000 | 476,489 | N | Detached | | 2 to 3 | 92 | 4,891 | 5,179 | Freehold | | |
| 15, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 01/04/2021 | 798,000 | 852,710 | N | Detached | | | 195 | 4,092 | 4,373 | Freehold | | |
| 23, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 11/12/2020 | 705,000 | 763,362 | N | Detached | | | 190 | 3,711 | 4,018 | Freehold | | |
| 16, Leagh Close, Kenilworth, Warwickshire CV8 2FN | CV8 2FN | CV8 2 | 09/04/2020 | 295,000 | 313,820 | N | Semi-detached | | 2 to 3 | 88 | 3,352 | 3,566 | Freehold | | |
| 14, Woodland Road, Kenilworth, Warwickshire CV8 2FL | CV8 2FL | CV8 2 | 25/06/2021 | 420,000 | 432,639 | N | Semi-detached | | 3 | 102 | 4,118 | 4,242 | Freehold | | |
| 15, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 03/11/2020 | 300,000 | 320,705 | N | Semi-detached | | 2 to 3 | 73 | 4,110 | 4,393 | Freehold | | |
| 47, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 04/12/2020 | 369,950 | 390,718 | N | Semi-detached | | 3 | 115 | 3,217 | 3,398 | Freehold | | |
| 43, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 15/09/2020 | 300,000 | 325,992 | N | Semi-detached | | 3 | 96 | 3,125 | 3,396 | Freehold | | |
| 8, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 31/07/2020 | 400,000 | 440,725 | Y | Semi-detached | | | 90 | 4,444 | 4,897 | Freehold | | |
| 6, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 27/05/2020 | 499,950 | 528,455 | Y | Terraced | | | 109 | 4,587 | 4,848 | Freehold | | |
| 4, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 30/04/2020 | 487,500 | 507,278 | Y | Terraced | | | 109 | 4,472 | 4,654 | Freehold | | |
| 5, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 09/04/2020 | 470,000 | 489,068 | Y | Terraced | | | 109 | 4,312 | 4,487 | Freehold | | |
| 1, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 19/05/2021 | 255,000 | 259,208 | N | Terraced | | | 59 | 4,322 | 4,393 | Freehold | | |
| 6, Pepper Lane Mews, Kenilworth, Warwickshire CV8 2FA | CV8 2FA | CV8 2 | 04/06/2021 | 420,000 | 420,792 | N | Terraced | | 3 | 119 | 3,529 | 3,536 | Freehold | | |
| 15, New Street, Kenilworth, Warwickshire CV8 2EY | CV8 2EY | CV8 2 | 14/10/2020 | 320,000 | 336,659 | N | Terraced | | 2 to 3 | 77 | 4,156 | 4,372 | Freehold | | |
| 3, New Street, Kenilworth, Warwickshire CV8 2EY | CV8 2EY | CV8 2 | 21/07/2020 | 285,000 | 314,016 | N | Semi-detached | | 3 | 125 | 2,280 | 2,512 | Freehold | | |
| 2a, Inchbrook Road, Kenilworth, Warwickshire CV8 2EX | CV8 2EX | CV8 2 | 16/04/2021 | 330,000 | 352,624 | N | Detached | | 3 to 4 | 135 | 2,444 | 2,612 | Freehold | | |
| 37, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 11/01/2021 | 490,000 | 523,763 | N | Detached | | 2 to 3 | 71 | 6,901 | 7,377 | Freehold | | |
| 33, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 29/06/2021 | 425,000 | 444,693 | N | Detached | | 3 | 77 | 5,519 | 5,775 | Freehold | | |
| 59, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 15/06/2020 | 400,000 | 442,801 | N | Detached | | 2 to 3 | 89 | 4,494 | 4,975 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 67, Highland Road, Kenilworth, Warwickshire CV8 2EU | CV8 2EU | CV8 2 | 11/12/2020 | 725,000 | 785,018 | N | Detached | | | 212 | 3,420 | 3,703 | Freehold | | |
| 22, Highland Road, Kenilworth, Warwickshire CV8 2ET | CV8 2ET | CV8 2 | 07/12/2020 | 625,000 | 676,740 | N | Detached | | 3 to 4 | 126 | 4,960 | 5,371 | Freehold | | |
| 11, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 20/07/2020 | 380,000 | 418,688 | N | Semi-detached | | 3 to 4 | 101 | 3,762 | 4,145 | Freehold | | |
| 45, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 10/01/2020 | 457,000 | 509,771 | N | Semi-detached | | | 131 | 3,489 | 3,891 | Freehold | | |
| 22, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 07/02/2020 | 390,000 | 432,150 | N | Semi-detached | | | 116 | 3,362 | 3,725 | Freehold | | |
| 31, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 24/06/2020 | 385,000 | 414,693 | N | Semi-detached | | 3 to 4 | 121 | 3,182 | 3,427 | Freehold | | |
| 113, Common Lane, Kenilworth, Warwickshire CV8 2EQ | CV8 2EQ | CV8 2 | 17/01/2020 | 317,500 | 346,780 | N | Terraced | | | 109 | 2,913 | 3,181 | Freehold | | |
| 45, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 20/08/2020 | 372,500 | 408,249 | N | Semi-detached | | 3 to 4 | 94 | 3,963 | 4,343 | Freehold | | |
| 71, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 07/05/2021 | 210,000 | 211,148 | N | Flat | | 2 to 3 | 55 | 3,839 | 3,860 | Leasehold | | |
| 75, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 07/10/2021 | 365,000 | 359,202 | N | Semi-detached | | | 105 | 3,476 | 3,421 | Freehold | | |
| 22, Northvale Close, Kenilworth, Warwickshire CV8 2EN | CV8 2EN | CV8 2 | 13/03/2020 | 344,000 | 375,146 | N | Semi-detached | | 2 to 3 | 84 | 4,095 | 4,466 | Freehold | | |
| 20, Northvale Close, Kenilworth, Warwickshire CV8 2EN | CV8 2EN | CV8 2 | 30/09/2021 | 430,000 | 432,751 | N | Semi-detached | | | 114 | 3,772 | 3,796 | Freehold | | |
| 50, Webster Avenue, Kenilworth, Warwickshire CV8 2EJ | CV8 2EJ | CV8 2 | 01/09/2021 | 315,000 | 317,016 | N | Semi-detached | | 3 | 89 | 3,539 | 3,562 | Freehold | | |
| 41, Thornby Avenue, Kenilworth, Warwickshire CV8 2DY | CV8 2DY | CV8 2 | 09/04/2021 | 425,000 | 445,744 | N | Semi-detached | | 3 to 4 | 105 | 4,048 | 4,245 | Freehold | | |
| 4, The Gardens, Kenilworth, Warwickshire CV8 2DX | CV8 2DX | CV8 2 | 09/09/2020 | 530,000 | 575,920 | N | Semi-detached | | 2 to 3 | 70 | 7,571 | 8,227 | Freehold | | |
| 27, The Gardens, Kenilworth, Warwickshire CV8 2DX | CV8 2DX | CV8 2 | 15/06/2020 | 567,500 | 628,224 | N | Detached | | 3 | 100 | 5,675 | 6,282 | Freehold | | |
| 14, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 04/06/2020 | 435,000 | 481,546 | N | Detached | | 2 to 3 | 103 | 4,223 | 4,675 | Freehold | | |
| 25, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 26/03/2021 | 360,000 | 376,735 | N | Semi-detached | | 2 to 3 | 87 | 4,138 | 4,330 | Freehold | | |
| 48, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 04/09/2020 | 341,500 | 371,088 | N | Semi-detached | | 3 to 4 | 101 | 3,381 | 3,674 | Freehold | | |
| 32, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 10/02/2020 | 390,000 | 432,150 | N | Semi-detached | | 2 | 62 | 6,341 | 7,027 | Freehold | | |
| 52, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 18/06/2021 | 582,000 | 608,968 | N | Detached | | | 133 | 4,376 | 4,579 | Freehold | | |
| 33, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 22/02/2021 | 378,000 | 394,213 | N | Semi-detached | | 3 | 92 | 4,109 | 4,285 | Freehold | | |
| 10, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 09/03/2020 | 400,000 | 436,217 | N | Semi-detached | | 3 | 96 | 4,167 | 4,544 | Freehold | | |
| 29, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 20/11/2020 | 405,000 | 432,952 | N | Semi-detached | | 2 to 3 | 99 | 4,091 | 4,373 | Freehold | | |
| 37, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 10/06/2021 | 385,000 | 396,586 | N | Semi-detached | | 3 | 95 | 4,053 | 4,175 | Freehold | | |
| 13, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR | CV8 2DR | CV8 2 | 25/09/2020 | 410,000 | 445,523 | N | Semi-detached | | 3 | 114 | 3,596 | 3,908 | Freehold | | |
| 22, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR | CV8 2DR | CV8 2 | 09/12/2020 | 435,000 | 459,420 | N | Semi-detached | | 3 to 4 | 119 | 3,655 | 3,861 | Freehold | | |
| 20, Ash Drive, Kenilworth, Warwickshire CV8 2DQ | CV8 2DQ | CV8 2 | 11/12/2020 | 415,000 | 438,297 | N | Semi-detached | | 3 to 4 | 94 | 4,439 | 4,688 | Freehold | | |
| 62, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN | CV8 2DN | CV8 2 | 17/09/2020 | 430,000 | 467,256 | N | Semi-detached | | 2 | 73 | 5,890 | 6,401 | Freehold | | |
| 74, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN | CV8 2DN | CV8 2 | 21/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 | 92 | 4,185 | 4,360 | Freehold | | |
| 63, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ | CV8 2DJ | CV8 2 | 12/03/2021 | 360,000 | 376,735 | N | Semi-detached | | 2 | 68 | 5,294 | 5,540 | Freehold | | |
| 47, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ | CV8 2DJ | CV8 2 | 08/04/2021 | 393,000 | 412,182 | N | Semi-detached | | 3 | 113 | 3,478 | 3,648 | Freehold | | |
| 73, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH | CV8 2DH | CV8 2 | 25/02/2021 | 355,000 | 378,666 | N | Detached | | 2 | 62 | 5,726 | 6,108 | Freehold | | |
| 79, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH | CV8 2DH | CV8 2 | 27/08/2020 | 373,000 | 408,797 | N | Semi-detached | | 2 to 3 | 74 | 5,041 | 5,524 | Freehold | | |
| 43, Leyes Lane, Kenilworth, Warwickshire CV8 2DE | CV8 2DE | CV8 2 | 27/10/2021 | 450,000 | 442,852 | N | Semi-detached | | 3 | 92 | 4,891 | 4,814 | Freehold | | |
| 5, Leyes Lane, Kenilworth, Warwickshire CV8 2DD | CV8 2DD | CV8 2 | 21/12/2020 | 440,000 | 476,425 | N | Detached | | 3 | 100 | 4,400 | 4,764 | Freehold | | |
| 54, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ | CV8 2BZ | CV8 2 | 11/08/2021 | 575,000 | 585,148 | N | Semi-detached | | 2 to 3 | 99 | 5,808 | 5,911 | Freehold | | |
| 36, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ | CV8 2BZ | CV8 2 | 22/06/2020 | 534,000 | 591,140 | N | Detached | | 3 to 4 | 129 | 4,140 | 4,582 | Freehold | | |
| Denemoor Court, 76, Elmdene Road, Kenilworth, Warwickshire CV8 2BX | CV8 2BX | CV8 2 | 05/02/2020 | 159,000 | 164,281 | N | Flat | | 1 | 40 | 3,975 | 4,107 | Leasehold | | |
| 82, Elmdene Road, Kenilworth, Warwickshire CV8 2BX | CV8 2BX | CV8 2 | 31/03/2021 | 172,500 | 173,738 | N | Flat | | 2 | 62 | 2,782 | 2,802 | Leasehold | | |
| 63, Elmdene Road, Kenilworth, Warwickshire CV8 2BW | CV8 2BW | CV8 2 | 30/09/2021 | 415,000 | 417,655 | N | Semi-detached | | 3 | 92 | 4,511 | 4,540 | Freehold | | |
| 4, Tulip Tree Avenue, Kenilworth, Warwickshire CV8 2BU | CV8 2BU | CV8 2 | 29/09/2020 | 420,000 | 456,389 | N | Semi-detached | | 2 to 3 | 79 | 5,316 | 5,777 | Freehold | | |
| 86, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS | CV8 2BS | CV8 2 | 31/03/2021 | 313,000 | 315,247 | N | Flat | | 2 | 71 | 4,408 | 4,440 | Freehold | | |
| 84, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS | CV8 2BS | CV8 2 | 24/03/2020 | 550,000 | 616,579 | N | Detached | | | 150 | 3,667 | 4,111 | Freehold | | |
| 21, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 24/09/2021 | 308,000 | 309,971 | N | Semi-detached | | 3 to 4 | 66 | 4,667 | 4,697 | Freehold | | |
| 59, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 23/04/2021 | 235,995 | 247,514 | N | Semi-detached | | 3 | 72 | 3,278 | 3,438 | Freehold | | |
| 101, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 02/06/2021 | 402,500 | 403,259 | N | Terraced | | 3 to 4 | 118 | 3,411 | 3,417 | Freehold | | |
| 91, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 12/11/2020 | 230,000 | 238,590 | N | Terraced | | 3 | 89 | 2,584 | 2,681 | Freehold | | |
| 11, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 15/01/2021 | 228,000 | 237,929 | N | Semi-detached | | 3 | 89 | 2,562 | 2,673 | Freehold | | |
| 87, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ | CV8 2BJ | CV8 2 | 26/06/2020 | 650,000 | 719,552 | N | Detached | | 3 to 4 | 114 | 5,702 | 6,312 | Freehold | | |
| 125, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ | CV8 2BJ | CV8 2 | 05/02/2021 | 460,000 | 490,666 | N | Detached | | 3 | 100 | 4,600 | 4,907 | Freehold | | |
| 23, Eden Croft, Kenilworth, Warwickshire CV8 2BG | CV8 2BG | CV8 2 | 21/06/2021 | 470,000 | 491,779 | N | Detached | | 2 | 87 | 5,402 | 5,653 | Freehold | | |
| 33, Eden Croft, Kenilworth, Warwickshire CV8 2BG | CV8 2BG | CV8 2 | 02/09/2020 | 420,000 | 469,233 | N | Detached | | 2 to 3 | 103 | 4,078 | 4,556 | Freehold | | |
| 30, Ashfield Road, Kenilworth, Warwickshire CV8 2BE | CV8 2BE | CV8 2 | 30/11/2020 | 447,000 | 477,850 | N | Semi-detached | | 3 | 102 | 4,382 | 4,685 | Freehold | | |
| 5, Ashfield Road, Kenilworth, Warwickshire CV8 2BE | CV8 2BE | CV8 2 | 02/06/2021 | 565,000 | 591,181 | N | Detached | | | 215 | 2,628 | 2,750 | Freehold | | |
| 17, Brooke Road, Kenilworth, Warwickshire CV8 2BD | CV8 2BD | CV8 2 | 15/12/2020 | 405,000 | 427,736 | N | Semi-detached | | 2 to 3 | 102 | 3,971 | 4,193 | Freehold | | |
| 2, Brooke Road, Kenilworth, Warwickshire CV8 2BD | CV8 2BD | CV8 2 | 15/07/2020 | 710,000 | 766,034 | N | Terraced | | | 189 | 3,757 | 4,053 | Freehold | | |
| 92, Windy Arbour, Kenilworth, Warwickshire CV8 2BB | CV8 2BB | CV8 2 | 03/04/2020 | 672,000 | 730,959 | N | Detached | | 3 to 4 | 120 | 5,600 | 6,091 | Freehold | | |
| 45a, Windy Arbour, Kenilworth, Warwickshire CV8 2BB | CV8 2BB | CV8 2 | 25/02/2020 | 490,000 | 559,228 | N | Detached | | | 169 | 2,899 | 3,309 | Freehold | | |
| 13, Kineton Road, Kenilworth, Warwickshire CV8 2AW | CV8 2AW | CV8 2 | 12/04/2021 | 440,000 | 461,476 | N | Semi-detached | | 2 | 115 | 3,826 | 4,013 | Freehold | | |
| 14, Kineton Road, Kenilworth, Warwickshire CV8 2AW | CV8 2AW | CV8 2 | 25/02/2020 | 410,000 | 467,926 | N | Detached | | 3 | 124 | 3,306 | 3,774 | Freehold | | |
| 37, Windy Arbour, Kenilworth, Warwickshire CV8 2AT | CV8 2AT | CV8 2 | 07/12/2020 | 636,250 | 688,921 | N | Detached | | | 129 | 4,932 | 5,340 | Freehold | | |
| 10, Windy Arbour, Kenilworth, Warwickshire CV8 2AS | CV8 2AS | CV8 2 | 30/10/2020 | 550,000 | 594,323 | N | Semi-detached | | 3 to 4 | 112 | 4,924 | 5,321 | Freehold | | |
| 25, Moseley Road, Kenilworth, Warwickshire CV8 2AR | CV8 2AR | CV8 2 | 26/08/2020 | 350,000 | 396,432 | N | Detached | | 2 | 96 | 3,646 | 4,130 | Freehold | | |
| 42, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 26/06/2020 | 375,000 | 395,942 | N | Terraced | | 3 | 65 | 5,769 | 6,091 | Freehold | | |
| 58, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 10/11/2020 | 501,000 | 535,577 | N | Semi-detached | | 3 | 116 | 4,319 | 4,617 | Freehold | | |
| 54, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 27/09/2021 | 370,000 | 372,367 | N | Semi-detached | | 3 | 85 | 4,353 | 4,381 | Freehold | | |
| 34, Glasshouse Lane, Kenilworth, Warwickshire CV8 2AJ | CV8 2AJ | CV8 2 | 24/02/2020 | 640,000 | 730,420 | N | Detached | | | 125 | 5,120 | 5,843 | Freehold | | |
| 5, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 17/03/2021 | 605,000 | 633,123 | N | Semi-detached | | 2 to 3 | 92 | 6,576 | 6,882 | Freehold | | |
| 22, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 29/01/2021 | 613,000 | 655,238 | N | Detached | | 3 | 107 | 5,729 | 6,124 | Freehold | | |
| 10, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 21/07/2020 | 555,000 | 632,046 | N | Detached | | 3 | 111 | 5,000 | 5,694 | Freehold | | |
| 20, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 11/12/2020 | 720,000 | 779,604 | N | Detached | | 3 to 4 | 139 | 5,180 | 5,609 | Freehold | | |
| 21, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 24/07/2020 | 515,000 | 586,493 | N | Detached | | 3 to 4 | 126 | 4,087 | 4,655 | Freehold | | |
| 15, Jordan Close, Kenilworth, Warwickshire CV8 2AE | CV8 2AE | CV8 2 | 21/08/2020 | 625,000 | 707,914 | N | Detached | | 3 to 4 | 120 | 5,208 | 5,899 | Freehold | | |
| 1, Jordan Close, Kenilworth, Warwickshire CV8 2AE | CV8 2AE | CV8 2 | 20/11/2020 | 590,000 | 646,422 | N | Detached | | 3 to 4 | 147 | 4,014 | 4,397 | Freehold | | |
| 20, Birches Lane, Kenilworth, Warwickshire CV8 2AD | CV8 2AD | CV8 2 | 01/05/2020 | 950,000 | 1,046,260 | N | Detached | | 3 to 4 | 176 | 5,398 | 5,945 | Freehold | | |
| | | CV8 2 Average | | | | | | | | | | 4,375 | | | |
| 1, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 30/10/2020 | 395,000 | 437,767 | Y | Detached | | | 93 | 4,247 | 4,707 | Freehold | | |
| 12, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 26/02/2021 | 299,950 | 312,815 | Y | Semi-detached | | | 69 | 4,347 | 4,534 | Freehold | | |
| 10, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 15/01/2021 | 325,000 | 339,154 | Y | Semi-detached | | | 78 | 4,167 | 4,348 | Freehold | | |
| 11, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 28/01/2021 | 379,950 | 396,497 | Y | Semi-detached | | | 93 | 4,085 | 4,263 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|----|
| 6, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 07/08/2020 | 400,000 | 453,065 | Y | Detached | | | 93 | 4,301 | 4,872 | Freehold | | |
| 8, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 28/08/2020 | 439,950 | 498,315 | Y | Detached | | | 103 | 4,271 | 4,838 | Freehold | | |
| 2, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 24/07/2020 | 299,950 | 330,488 | Y | Semi-detached | | | 69 | 4,347 | 4,790 | Freehold | | |
| 14, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 30/09/2020 | 299,950 | 325,938 | Y | Semi-detached | | | 69 | 4,347 | 4,724 | Freehold | | |
| 12, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 20/11/2020 | 299,950 | 320,652 | Y | Semi-detached | | | 69 | 4,347 | 4,647 | Freehold | | |
| 10, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 11/09/2020 | 439,950 | 478,068 | Y | Semi-detached | | | 103 | 4,271 | 4,641 | Freehold | | |
| 4, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 21/10/2020 | 290,000 | 313,371 | Y | Semi-detached | | | 69 | 4,203 | 4,542 | Freehold | | |
| 9, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 30/03/2020 | 392,950 | 440,518 | Y | Detached | | | 93 | 4,225 | 4,737 | Freehold | | |
| 7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 28/02/2020 | 449,950 | 513,520 | Y | Detached | | | 112 | 4,017 | 4,585 | Freehold | | |
| 7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 28/02/2020 | 449,950 | 480,442 | Y | Detached | | | 112 | 4,017 | 4,290 | Freehold | | |
| 5, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 21/08/2020 | 409,950 | 464,335 | Y | Detached | | | 93 | 4,408 | 4,993 | Freehold | | |
| 16, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/08/2020 | 349,950 | 383,535 | Y | Semi-detached | | | 78 | 4,487 | 4,917 | Freehold | | |
| 9, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/10/2020 | 349,950 | 378,152 | Y | Semi-detached | | | 78 | 4,487 | 4,848 | Freehold | | |
| 7, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/10/2020 | 349,950 | 378,152 | Y | Semi-detached | | | 78 | 4,487 | 4,848 | Freehold | | |
| 10, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 10/07/2020 | 299,950 | 330,488 | Y | Semi-detached | | | 69 | 4,347 | 4,790 | Freehold | | |
| 8, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/06/2020 | 299,950 | 323,084 | Y | Semi-detached | | | 69 | 4,347 | 4,682 | Freehold | | |
| 6, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 24/06/2020 | 299,950 | 323,084 | Y | Semi-detached | | | 69 | 4,347 | 4,682 | Freehold | | |
| 1, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/03/2020 | 429,950 | 481,997 | Y | Detached | | | 103 | 4,174 | 4,680 | Freehold | | |
| 11, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/03/2021 | 399,950 | 427,441 | Y | Detached | | | 93 | 4,301 | 4,596 | Freehold | | |
| 12, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 10/08/2020 | 286,500 | 313,996 | Y | Semi-detached | | | 69 | 4,152 | 4,551 | Freehold | | |
| 14, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/06/2020 | 322,450 | 347,319 | Y | Semi-detached | | | 78 | 4,134 | 4,453 | Freehold | | |
| 2, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 29/04/2021 | 389,950 | 408,983 | Y | Semi-detached | | | 107 | 3,644 | 3,822 | Freehold | | |
| 4, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 31/03/2021 | 376,950 | 394,473 | Y | Semi-detached | | | 107 | 3,523 | 3,687 | Freehold | | |
| 18, Talisman Close, Kenilworth, Warwickshire CV8 1TE | CV8 1TE | CV8 1 | 09/02/2021 | 341,000 | 355,626 | N | Semi-detached | | 3 | 70 | 4,871 | 5,080 | Freehold | | |
| 6, Finham Court, Kenilworth, Warwickshire CV8 1SA | CV8 1SA | CV8 1 | 22/12/2020 | 363,000 | 363,552 | N | Flat | | | 53 | 6,849 | 6,859 | Leasehold | | |
| 39, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 21/02/2020 | 320,000 | 346,863 | N | Terraced | | 3 | 73 | 4,384 | 4,752 | Freehold | | |
| 60, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 24/06/2020 | 370,000 | 390,662 | N | Terraced | | 3 | 91 | 4,066 | 4,293 | Freehold | | |
| 33, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 09/10/2020 | 357,500 | 376,111 | N | Terraced | | 3 | 92 | 3,886 | 4,088 | Freehold | | |
| 53, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 12/11/2020 | 250,000 | 259,337 | N | Terraced | | 3 | 72 | 3,472 | 3,602 | Freehold | | |
| 10, Dryden Close, Kenilworth, Warwickshire CV8 1RY | CV8 1RY | CV8 1 | 11/12/2020 | 331,500 | 358,943 | N | Detached | | 3 | 97 | 3,418 | 3,700 | Freehold | | |
| Apartment 3, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 06/03/2020 | 345,000 | 351,401 | N | Flat | | | 73 | 4,726 | 4,814 | Leasehold | | |
| Apartment 41, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 19/02/2020 | 245,000 | 253,137 | N | Flat | | | 55 | 4,455 | 4,602 | Leasehold | | |
| Apartment 20, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 24/02/2020 | 263,000 | 271,734 | N | Flat | | | 63 | 4,175 | 4,313 | Leasehold | | |
| Apartment 43, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 24/05/2021 | 234,000 | 235,279 | N | Flat | | | 62 | 3,774 | 3,795 | Leasehold | | |
| Flat 1, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT | CV8 1RT | CV8 1 | 14/10/2020 | 120,000 | 123,334 | N | Flat | | 1 | 39 | 3,077 | 3,162 | Leasehold | | |
| Flat 10, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT | CV8 1RT | CV8 1 | 10/06/2020 | 164,000 | 166,879 | N | Flat | | 2 | 53 | 3,094 | 3,149 | Leasehold | | |
| 1, Fieldgate Lawn, Kenilworth, Warwickshire CV8 1RR | CV8 1RR | CV8 1 | 27/04/2021 | 1,450,000 | 1,549,410 | N | Detached | | | 295 | 4,915 | 5,252 | Freehold | | |
| 16, John Nash Square, Kenilworth, Warwickshire CV8 1RJ | CV8 1RJ | CV8 1 | 27/11/2020 | 390,000 | 404,565 | N | Terraced | | 3 to 4 | 115 | 3,391 | 3,518 | Freehold | | |
| 2, John Nash Square, Kenilworth, Warwickshire CV8 1RJ | CV8 1RJ | CV8 1 | 10/01/2020 | 355,750 | 388,558 | N | Terraced | | 3 to 4 | 122 | 2,916 | 3,185 | Freehold | | |
| 27, Walkers Way, Kenilworth, Warwickshire CV8 1RG | CV8 1RG | CV8 1 | 20/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 | 77 | 3,896 | 3,960 | Freehold | | |
| 8, Highfield Close, Kenilworth, Warwickshire CV8 1QR | CV8 1QR | CV8 1 | 10/07/2020 | 990,000 | 1,127,434 | N | Detached | | | 217 | 4,562 | 5,196 | Freehold | | |
| 29, Abbey End, Kenilworth, Warwickshire CV8 1QH | CV8 1QH | CV8 1 | 30/06/2020 | 130,000 | 132,282 | N | Flat | | 2 | 33 | 3,939 | 4,009 | Leasehold | | |
| 9, Abbey End, Kenilworth, Warwickshire CV8 1QH | CV8 1QH | CV8 1 | 27/07/2020 | 131,000 | 135,392 | N | Flat | | 1 | 43 | 3,047 | 3,149 | Leasehold | | |
| 34, Oakley, Honiley, Kenilworth, West Midlands CV8 1QE | CV8 1QE | CV8 1 | 17/07/2020 | 240,000 | 253,105 | N | Semi-detached | | 3 | 80 | 3,000 | 3,164 | Freehold | | |
| Munstone, Birmingham Road, Kenilworth, Warwickshire CV8 1PS | CV8 1PS | CV8 1 | 29/01/2021 | 715,000 | 764,266 | N | Detached | | | 182 | 3,929 | 4,199 | Freehold | | |
| Silverley, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PB | CV8 1PB | CV8 1 | 07/04/2021 | 795,000 | 849,504 | N | Detached | | | 210 | 3,786 | 4,045 | Freehold | | |
| 61, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA | CV8 1PA | CV8 1 | 12/03/2021 | 361,000 | 377,781 | N | Semi-detached | | 3 | 86 | 4,198 | 4,393 | Freehold | | |
| 57, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA | CV8 1PA | CV8 1 | 29/01/2021 | 446,000 | 465,423 | N | Semi-detached | | 3 | 106 | 4,208 | 4,391 | Freehold | | |
| 6, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ | CV8 1NZ | CV8 1 | 21/02/2020 | 346,000 | 383,395 | N | Semi-detached | | 3 | 82 | 4,220 | 4,676 | Freehold | | |
| 30, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ | CV8 1NZ | CV8 1 | 07/12/2020 | 353,000 | 372,817 | N | Semi-detached | | 3 | 113 | 3,124 | 3,299 | Freehold | | |
| Groomfield House, Hunt Paddocks, Rouncil Lane, Kenilworth, Warwickshire CV8 1NL | CV8 1NL | CV8 1 | 31/07/2020 | 1,067,500 | 1,215,692 | N | Detached | | | 226 | 4,723 | 5,379 | Freehold | | |
| Woodstile, Castle Road, Kenilworth, Warwickshire CV8 1NH | CV8 1NH | CV8 1 | 06/08/2021 | 420,000 | 427,413 | N | Semi-detached | | 3 | 108 | 3,889 | 3,958 | Freehold | | |
| Ferndale, Castle Road, Kenilworth, Warwickshire CV8 1NG | CV8 1NG | CV8 1 | 26/02/2021 | 1,130,000 | 1,205,331 | N | Detached | | | 186 | 6,075 | 6,480 | Freehold | | |
| 21, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 23/06/2021 | 700,000 | 732,436 | N | Detached | | | 138 | 5,072 | 5,308 | Freehold | | |
| 38, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 19/04/2021 | 398,000 | 406,074 | N | Terraced | | 3 | 101 | 3,941 | 4,021 | Freehold | | |
| 2a, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 10/01/2020 | 220,000 | 228,323 | N | Flat | | 2 | 59 | 3,729 | 3,870 | Freehold | | |
| 66, High Street, Kenilworth, Warwickshire CV8 1LZ | CV8 1LZ | CV8 1 | 30/09/2020 | 910,000 | 964,439 | N | Terraced | | | 314 | 2,898 | 3,071 | Freehold | | |
| 23, High Street, Kenilworth, Warwickshire CV8 1LY | CV8 1LY | CV8 1 | 06/11/2020 | 220,000 | 228,216 | N | Terraced | | 1 | 49 | 4,490 | 4,657 | Freehold | | |
| 23, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 16/04/2021 | 542,500 | 553,505 | N | Terraced | | 3 to 4 | 136 | 3,989 | 4,070 | Freehold | | |
| Flat 2, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 10/07/2020 | 159,950 | 165,312 | N | Flat | | 1 | 48 | 3,332 | 3,444 | Leasehold | | |
| Flat 8, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 29/01/2021 | 169,950 | 168,707 | N | Flat | | 2 | 51 | 3,332 | 3,308 | Leasehold | | |
| 2, Mulberry Court, Kenilworth, Warwickshire CV8 1LG | CV8 1LG | CV8 1 | 30/04/2021 | 202,500 | 204,416 | N | Flat | | 2 | 70 | 2,893 | 2,920 | Leasehold | | |
| 64, Randall Road, Kenilworth, Warwickshire CV8 1JY | CV8 1JY | CV8 1 | 11/06/2021 | 665,000 | 685,012 | N | Semi-detached | | | 123 | 5,407 | 5,569 | Freehold | | |
| 46, Randall Road, Kenilworth, Warwickshire CV8 1JY | CV8 1JY | CV8 1 | 02/12/2020 | 420,000 | 443,578 | N | Semi-detached | | | 108 | 3,889 | 4,107 | Freehold | | |
| 25, Randall Road, Kenilworth, Warwickshire CV8 1JX | CV8 1JX | CV8 1 | 12/01/2021 | 445,000 | 464,379 | N | Semi-detached | | 3 to 4 | 101 | 4,422 | 4,615 | Freehold | | |
| 47, Randall Road, Kenilworth, Warwickshire CV8 1JX | CV8 1JX | CV8 1 | 31/03/2021 | 400,000 | 418,594 | N | Semi-detached | | 2 to 3 | 91 | 4,396 | 4,600 | Freehold | | |
| 39, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JW | CV8 1JW | CV8 1 | 18/09/2020 | 390,000 | 435,716 | N | Detached | | 3 | 90 | 4,333 | 4,841 | Freehold | | |
| 34, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 30/06/2020 | 282,000 | 303,749 | N | Semi-detached | | 2 to 3 | 63 | 4,476 | 4,821 | Freehold | | |
| 27, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 21/05/2021 | 261,000 | 271,938 | N | Semi-detached | | 2 to 3 | 65 | 4,015 | 4,184 | Freehold | | |
| 13, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 03/12/2020 | 259,700 | 274,279 | N | Semi-detached | | 3 | 88 | 2,951 | 3,117 | Freehold | | |
| 11, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 01/09/2020 | 250,000 | 271,660 | N | Semi-detached | | 3 | 88 | 2,841 | 3,087 | Freehold | | |
| 56, Queens Road, Kenilworth, Warwickshire CV8 1JS | CV8 1JS | CV8 1 | 29/01/2021 | 379,950 | 396,497 | N | Semi-detached | | 3 | 84 | 4,523 | 4,720 | Freehold | | |
| 37, Queens Road, Kenilworth, Warwickshire CV8 1JS | CV8 1JS | CV8 1 | 22/05/2020 | 361,250 | 388,892 | N | Semi-detached | | 3 | 92 | 3,927 | 4,227 | Freehold | | |
| 16, Queens Close, Kenilworth, Warwickshire CV8 1JR | CV8 1JR | CV8 1 | 07/05/2021 | 435,000 | 453,230 | N | Semi-detached | | | 130 | 3,346 | 3,486 | Freehold | | |
| 2a, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 06/03/2020 | 295,000 | 330,711 | N | Detached | | 3 | 84 | 3,512 | 3,937 | Freehold | | |
| 29, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 23/06/2021 | 368,000 | 379,075 | N | Semi-detached | | 3 | 99 | 3,717 | 3,829 | Freehold | | |
| 31, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 16/10/2020 | 392,500 | 424,131 | N | Semi-detached | | 3 to 4 | 135 | 2,907 | 3,142 | Freehold | | |
| 15, Bertie Road, Kenilworth, Warwickshire CV8 1JP | CV8 1JP | CV8 1 | 27/08/2021 | 535,000 | 550,400 | N | Detached | | 3 to 4 | 102 | 5,245 | 5,396 | Freehold | | |
| 5, Bertie Road, Kenilworth, Warwickshire CV8 1JP | CV8 1JP | CV8 1 | 22/06/2021 | 530,000 | 530,999 | N | Terraced | | | 124 | 4,274 | 4,282 | Freehold | | |
| Flat 2, 44, Waverley Road, Kenilworth, Warwickshire CV8 1JN | CV8 1JN | CV8 1 | 23/04/2021 | 151,500 | 152,934 | N | Flat | | 1 | 39 | 3,885 | 3,921 | Leasehold | | |
| 7, Waverley Road, Kenilworth, Warwickshire CV8 1JL | CV8 1JL | CV8 1 | 10/12/2020 | 595,000 | 608,164 | N | Terraced | | | 123 | 4,837 | 4,944 | Freehold | | </ |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 8, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 07/04/2020 | 158,500 | 164,930 | N | Terraced | | 2 | 24 | 6,730 | 7,003 | Freehold | | |
| 34, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 16/07/2021 | 585,000 | 611,981 | N | Semi-detached | | | 178 | 3,287 | 3,438 | Freehold | | |
| Flat A, 17, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 26/03/2021 | 120,000 | 120,861 | N | Flat | | 1 | 45 | 2,667 | 2,686 | Leasehold | | |
| 5, St Marys Court, Kenilworth, Warwickshire CV8 1JH | CV8 1JH | CV8 1 | 18/12/2020 | 380,000 | 401,332 | N | Semi-detached | | 3 | 78 | 4,872 | 5,145 | Freehold | | |
| 12, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 12/06/2020 | 340,000 | 358,987 | N | Terraced | | 3 | 93 | 3,656 | 3,860 | Freehold | | |
| 4, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 25/02/2021 | 339,950 | 344,227 | N | Terraced | | 3 to 4 | 104 | 3,269 | 3,310 | Freehold | | |
| 17, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 18/06/2021 | 312,000 | 312,588 | N | Terraced | | 3 | 104 | 3,000 | 3,006 | Freehold | | |
| 11, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 18/01/2021 | 265,000 | 268,137 | N | Terraced | | 3 | 105 | 2,524 | 2,554 | Freehold | | |
| 4, Glebe Crescent, Kenilworth, Warwickshire CV8 1JA | CV8 1JA | CV8 1 | 30/04/2021 | 485,000 | 518,251 | N | Detached | | 3 | 96 | 5,052 | 5,398 | Freehold | | |
| 4, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 19/03/2020 | 425,000 | 453,875 | N | Terraced | | 3 | 83 | 5,109 | 5,456 | Freehold | | |
| 7, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 22/02/2021 | 590,000 | 597,424 | N | Terraced | | 3 | 135 | 4,370 | 4,425 | Freehold | | |
| 20, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 09/04/2021 | 370,000 | 377,506 | N | Terraced | | 3 | 90 | 4,111 | 4,195 | Freehold | | |
| Flat 7, Neville Court, 15, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 21/10/2020 | 135,000 | 138,751 | N | Flat | | 1 | 38 | 3,562 | 3,661 | Leasehold | | |
| 147, Warwick Road, Kenilworth, Warwickshire CV8 1HY | CV8 1HY | CV8 1 | 19/02/2021 | 410,000 | 427,586 | N | Semi-detached | | 3 | 97 | 4,217 | 4,398 | Freehold | | |
| 2, Chandler Court, Warwick Road, Kenilworth, Warwickshire CV8 1HY | CV8 1HY | CV8 1 | 28/05/2020 | 512,500 | 551,715 | Y | Semi-detached | | | 159 | 3,223 | 3,470 | Freehold | | |
| 20, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX | CV8 1HX | CV8 1 | 28/06/2021 | 378,000 | 395,516 | N | Detached | | 2 | 67 | 5,642 | 5,903 | Freehold | | |
| 5, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX | CV8 1HX | CV8 1 | 23/11/2020 | 285,000 | 295,644 | N | Terraced | | 3 | 87 | 3,276 | 3,398 | Freehold | | |
| 128, Warwick Road, Kenilworth, Warwickshire CV8 1HS | CV8 1HS | CV8 1 | 12/06/2020 | 468,000 | 518,077 | N | Detached | | 3 to 4 | 144 | 3,250 | 3,598 | Freehold | | |
| 19, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR | CV8 1HR | CV8 1 | 14/01/2021 | 370,000 | 386,113 | N | Semi-detached | | 3 to 4 | 92 | 4,022 | 4,197 | Freehold | | |
| 2, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR | CV8 1HR | CV8 1 | 21/12/2020 | 274,000 | 289,382 | N | Semi-detached | | 3 | 84 | 3,262 | 3,445 | Freehold | | |
| 3, Clarendon Mews, Kenilworth, Warwickshire CV8 1HQ | CV8 1HQ | CV8 1 | 21/01/2020 | 250,000 | 273,055 | N | Terraced | | 2 | 76 | 3,289 | 3,593 | Freehold | | |
| 107, Warwick Road, Kenilworth, Warwickshire CV8 1HP | CV8 1HP | CV8 1 | 22/10/2020 | 220,000 | 231,453 | N | Terraced | | 2 to 3 | 76 | 2,895 | 3,045 | Freehold | | |
| 65, Warwick Road, Kenilworth, Warwickshire CV8 1HN | CV8 1HN | CV8 1 | 25/08/2020 | 165,000 | 176,401 | N | Terraced | | 2 to 3 | 75 | 2,200 | 2,352 | Leasehold | | |
| 18, Harger Court, Kenilworth, Warwickshire CV8 1HJ | CV8 1HJ | CV8 1 | 06/04/2021 | 345,000 | 351,998 | N | Terraced | | 3 | 76 | 4,539 | 4,632 | Freehold | | |
| 4, Harger Court, Kenilworth, Warwickshire CV8 1HJ | CV8 1HJ | CV8 1 | 13/02/2020 | 337,500 | 373,976 | N | Semi-detached | | 3 | 90 | 3,750 | 4,155 | Freehold | | |
| 6, Clarendon House, Grafton Close, Kenilworth, Warwickshire CV8 1HA | CV8 1HA | CV8 1 | 19/08/2020 | 285,000 | 294,492 | N | Flat | | 2 to 3 | 77 | 3,701 | 3,825 | Leasehold | | |
| 13, Essex Close, Kenilworth, Warwickshire CV8 1GS | CV8 1GS | CV8 1 | 22/10/2020 | 255,000 | 268,275 | N | Terraced | | 3 | 81 | 3,148 | 3,312 | Freehold | | |
| 40, Dudley Road, Kenilworth, Warwickshire CV8 1GQ | CV8 1GQ | CV8 1 | 20/08/2020 | 335,000 | 367,150 | N | Semi-detached | | 2 to 3 | 95 | 3,526 | 3,865 | Freehold | | |
| 32, Dudley Road, Kenilworth, Warwickshire CV8 1GQ | CV8 1GQ | CV8 1 | 07/02/2020 | 300,000 | 332,423 | N | Semi-detached | | 3 to 4 | 110 | 2,727 | 3,022 | Freehold | | |
| 11, Dudley Road, Kenilworth, Warwickshire CV8 1GP | CV8 1GP | CV8 1 | 29/10/2020 | 360,000 | 378,741 | N | Terraced | | 3 to 4 | 115 | 3,130 | 3,293 | Freehold | | |
| 21, Dudley Road, Kenilworth, Warwickshire CV8 1GP | CV8 1GP | CV8 1 | 25/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 90 | 3,000 | 3,038 | Freehold | | |
| 8, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 30/04/2021 | 385,000 | 392,810 | N | Terraced | | 3 | 87 | 4,425 | 4,515 | Freehold | | |
| 1, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 16/11/2020 | 350,000 | 363,072 | N | Terraced | | 3 | 86 | 4,070 | 4,222 | Freehold | | |
| 13, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 24/02/2020 | 390,000 | 432,150 | N | Semi-detached | | | 127 | 3,071 | 3,403 | Freehold | | |
| 10, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 16/04/2021 | 315,000 | 330,375 | N | Semi-detached | | 3 to 4 | 131 | 2,405 | 2,522 | Freehold | | |
| 16, Lancaster Place, Kenilworth, Warwickshire CV8 1GL | CV8 1GL | CV8 1 | 27/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 to 3 | 80 | 2,688 | 2,788 | Freehold | | |
| 57, Beauchamp Road, Kenilworth, Warwickshire CV8 1GH | CV8 1GH | CV8 1 | 13/08/2021 | 286,000 | 291,048 | N | Semi-detached | | 3 | 81 | 3,531 | 3,593 | Freehold | | |
| 2, Scott Road, Kenilworth, Warwickshire CV8 1GG | CV8 1GG | CV8 1 | 02/03/2020 | 280,000 | 305,352 | N | Semi-detached | | 2 to 3 | 76 | 3,684 | 4,018 | Freehold | | |
| 3, Scott Road, Kenilworth, Warwickshire CV8 1GG | CV8 1GG | CV8 1 | 09/07/2020 | 267,500 | 288,611 | N | Terraced | | 2 to 3 | 87 | 3,075 | 3,317 | Freehold | | |
| 39, Oaks Road, Kenilworth, Warwickshire CV8 1GF | CV8 1GF | CV8 1 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 81 | 3,395 | 3,438 | Freehold | | |
| 13, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 09/08/2020 | 390,000 | 427,429 | N | Semi-detached | | 3 to 4 | 90 | 4,333 | 4,749 | Freehold | | |
| 25, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 15/07/2020 | 243,000 | 262,178 | N | Terraced | | 2 to 3 | 73 | 3,329 | 3,591 | Freehold | | |
| 19, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 16/02/2021 | 245,000 | 248,083 | N | Terraced | | 3 | 87 | 2,816 | 2,852 | Freehold | | |
| 26, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD | CV8 1GD | CV8 1 | 16/04/2021 | 322,000 | 337,717 | N | Semi-detached | | 3 | 73 | 4,411 | 4,626 | Freehold | | |
| 10, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD | CV8 1GD | CV8 1 | 27/04/2021 | 271,000 | 284,227 | N | Semi-detached | | 3 | 88 | 3,080 | 3,230 | Freehold | | |
| 50, Roseland Road, Kenilworth, Warwickshire CV8 1GB | CV8 1GB | CV8 1 | 24/03/2020 | 265,000 | 283,005 | N | Terraced | | 3 | 92 | 2,873 | 3,068 | Freehold | | |
| 80, Roseland Road, Kenilworth, Warwickshire CV8 1GB | CV8 1GB | CV8 1 | 01/09/2020 | 300,000 | 335,166 | N | Detached | | 3 to 4 | 117 | 2,564 | 2,865 | Freehold | | |
| 30, Leycester Road, Kenilworth, Warwickshire CV8 1FZ | CV8 1FZ | CV8 1 | 24/02/2020 | 274,950 | 298,031 | N | Terraced | | 3 | 90 | 3,055 | 3,311 | Freehold | | |
| 8, Leycester Road, Kenilworth, Warwickshire CV8 1FZ | CV8 1FZ | CV8 1 | 26/11/2020 | 280,000 | 290,457 | N | Terraced | | 3 | 91 | 3,077 | 3,192 | Freehold | | |
| 11, Guy Road, Kenilworth, Warwickshire CV8 1FY | CV8 1FY | CV8 1 | 11/12/2020 | 332,000 | 350,638 | N | Semi-detached | | 3 | 84 | 3,952 | 4,174 | Freehold | | |
| 27, Guy Road, Kenilworth, Warwickshire CV8 1FY | CV8 1FY | CV8 1 | 13/03/2020 | 272,000 | 290,480 | N | Terraced | | 2 to 3 | 79 | 3,443 | 3,677 | Freehold | | |
| 53, St Johns Street, Kenilworth, Warwickshire CV8 1FT | CV8 1FT | CV8 1 | 28/02/2020 | 259,000 | 286,992 | N | Semi-detached | | 3 | 58 | 4,466 | 4,948 | Freehold | | |
| 32, St Johns Street, Kenilworth, Warwickshire CV8 1FT | CV8 1FT | CV8 1 | 03/11/2021 | 215,000 | 215,000 | N | Terraced | | 2 to 3 | 67 | 3,209 | 3,209 | Freehold | | |
| 17, Mortimer Road, Kenilworth, Warwickshire CV8 1FS | CV8 1FS | CV8 1 | 23/06/2021 | 330,000 | 339,931 | N | Semi-detached | | 3 | 101 | 3,267 | 3,366 | Freehold | | |
| 51, Mortimer Road, Kenilworth, Warwickshire CV8 1FR | CV8 1FR | CV8 1 | 11/01/2021 | 474,000 | 506,660 | N | Detached | | 3 | 94 | 5,043 | 5,390 | Freehold | | |
| 58, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ | CV8 1FQ | CV8 1 | 15/10/2020 | 410,000 | 443,041 | N | Semi-detached | | 3 to 4 | 100 | 4,100 | 4,430 | Freehold | | |
| 90, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ | CV8 1FQ | CV8 1 | 27/05/2021 | 410,000 | 427,182 | N | Semi-detached | | 3 to 4 | 111 | 3,694 | 3,848 | Freehold | | |
| 69, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN | CV8 1FN | CV8 1 | 27/11/2020 | 425,000 | 454,332 | N | Semi-detached | | 2 to 3 | 88 | 4,830 | 5,163 | Freehold | | |
| 67, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN | CV8 1FN | CV8 1 | 29/01/2021 | 447,000 | 466,467 | N | Semi-detached | | 3 | 97 | 4,608 | 4,809 | Freehold | | |
| 22, Lindsey Crescent, Kenilworth, Warwickshire CV8 1FL | CV8 1FL | CV8 1 | 16/11/2020 | 400,000 | 427,607 | N | Semi-detached | | | 159 | 2,516 | 2,689 | Freehold | | |
| 33, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 20/08/2020 | 435,000 | 476,747 | N | Semi-detached | | 3 to 4 | 83 | 5,241 | 5,744 | Freehold | | |
| 25, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 09/12/2020 | 420,000 | 443,578 | N | Semi-detached | | 3 | 92 | 4,565 | 4,822 | Freehold | | |
| 2, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 19/11/2020 | 412,000 | 440,435 | N | Semi-detached | | 2 to 3 | 108 | 3,815 | 4,078 | Freehold | | |
| 19, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 11/08/2020 | 366,000 | 401,125 | N | Semi-detached | | 3 | 121 | 3,025 | 3,315 | Freehold | | |
| 2, Rouncil Lane, Kenilworth, Warwickshire CV8 1FF | CV8 1FF | CV8 1 | 27/04/2020 | 900,000 | 978,963 | N | Detached | | | 233 | 3,863 | 4,202 | Freehold | | |
| 224, Warwick Road, Kenilworth, Warwickshire CV8 1FD | CV8 1FD | CV8 1 | 12/07/2021 | 470,000 | 491,677 | N | Semi-detached | | 3 | 100 | 4,700 | 4,917 | Freehold | | |
| 31, Oaklands Court, 212, Warwick Road, Kenilworth, Warwickshire CV8 1FD | CV8 1FD | CV8 1 | 14/01/2021 | 230,000 | 228,318 | N | Flat | | 2 | 60 | 3,833 | 3,805 | Leasehold | | |
| 229, Warwick Road, Kenilworth, Warwickshire CV8 1FB | CV8 1FB | CV8 1 | 08/06/2020 | 735,000 | 813,647 | N | Detached | | | 206 | 3,568 | 3,950 | Freehold | | |
| 22, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 18/06/2021 | 545,000 | 570,254 | N | Detached | | 3 to 4 | 103 | 5,291 | 5,536 | Freehold | | |
| 50, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 06/01/2021 | 365,000 | 380,895 | N | Semi-detached | | 2 to 3 | 88 | 4,148 | 4,328 | Freehold | | |
| 72, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 17/05/2021 | 380,000 | 395,925 | N | Semi-detached | | 3 | 95 | 4,000 | 4,168 | Freehold | | |
| 3, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 19/01/2021 | 418,500 | 447,336 | N | Detached | | 2 | 101 | 4,144 | 4,429 | Freehold | | |
| 11, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 18/02/2021 | 185,000 | 184,548 | N | Flat | | 2 | 60 | 3,083 | 3,076 | Leasehold | | |
| 19, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 30/07/2021 | 160,000 | 162,447 | N | Flat | | 2 | 68 | 2,353 | 2,389 | Leasehold | | |
| 58, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 07/01/2020 | 485,000 | 557,883 | N | Detached | | 3 to 4 | 92 | 5,272 | 6,064 | Freehold | | |
| 44, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 17/09/2020 | 500,000 | 558,610 | N | Detached | | 3 to 4 | 108 | 4,646 | 5,191 | Freehold | | |
| 26, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 05/08/2021 | 685,000 | 704,718 | N | Detached | | | 198 | 3,460 | 3,559 | Freehold | | |
| 41, Brookside Avenue, Kenilworth, Warwickshire CV8 1ES | CV8 1ES | CV8 1 | 16/11/2020 | 640,000 | 701,203 | N | Detached | | 3 to 4 | 151 | 4,238 | 4,644 | Freehold | | |
| 5, Barrowfield Lane, Kenilworth, Warwickshire CV8 1EP | CV8 1EP | CV8 1 | 30/04/2021 | 230,000 | 232,176 | N | Flat | | 2 to 3 | 85 | 2,706 | 2,731 | Freehold | | |
| 16, Greville Road, Kenilworth, Warwickshire CV8 1EL | CV8 1EL | CV8 1 | 13/11/2020 | 546,000 | 598,214 | N | Detached | | | 131 | 4,168 | 4,567 | Freehold | | |
| 10a, Barrow Road, Kenilworth, Warwickshire CV8 1EH | CV8 1EH | CV8 1 | 27/08/2020 | 465,000 | 526,688 | N | Detached | | 3 | 107 | 4,346 | 4,922 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 30, Barrow Road, Kenilworth, Warwickshire CV8 1EH | CV8 1EH | CV8 1 | 24/07/2020 | 450,000 | 495,815 | N | Semi-detached | | | 125 | 3,600 | 3,967 | Freehold | | |
| 29, Barrow Road, Kenilworth, Warwickshire CV8 1EG | CV8 1EG | CV8 1 | 08/04/2021 | 339,000 | 355,547 | N | Semi-detached | | 2 to 3 | 86 | 3,942 | 4,134 | Freehold | | |
| 35, Barrow Road, Kenilworth, Warwickshire CV8 1EG | CV8 1EG | CV8 1 | 16/03/2020 | 300,000 | 327,162 | N | Semi-detached | | 3 | 81 | 3,704 | 4,039 | Freehold | | |
| 73, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY | CV8 1DY | CV8 1 | 04/03/2021 | 641,000 | 685,060 | N | Detached | | | 164 | 3,909 | 4,177 | Freehold | | |
| 59, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY | CV8 1DY | CV8 1 | 15/06/2020 | 585,000 | 647,597 | N | Detached | | | 183 | 3,197 | 3,539 | Freehold | | |
| 2, Farm Road, Kenilworth, Warwickshire CV8 1DX | CV8 1DX | CV8 1 | 13/11/2020 | 453,250 | 496,594 | N | Detached | | 2 to 3 | 92 | 4,927 | 5,398 | Freehold | | |
| 5, Farm Road, Kenilworth, Warwickshire CV8 1DX | CV8 1DX | CV8 1 | 04/08/2020 | 420,000 | 460,308 | N | Semi-detached | | 3 to 4 | 92 | 4,565 | 5,003 | Freehold | | |
| 41, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 15/01/2021 | 440,750 | 459,944 | N | Semi-detached | | 3 | 93 | 4,739 | 4,946 | Freehold | | |
| 83, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 07/01/2021 | 500,000 | 534,452 | N | Detached | | 3 | 111 | 4,505 | 4,815 | Freehold | | |
| 13, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 27/01/2021 | 810,000 | 865,812 | N | Detached | | | 184 | 4,402 | 4,706 | Freehold | | |
| 43, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 30/09/2020 | 427,500 | 464,539 | N | Semi-detached | | | 122 | 3,504 | 3,808 | Freehold | | |
| 12, Rounds Hill, Kenilworth, Warwickshire CV8 1DU | CV8 1DU | CV8 1 | 17/09/2021 | 580,000 | 583,711 | N | Semi-detached | | 3 to 4 | 151 | 3,841 | 3,866 | Freehold | | |
| 19, Lunn Avenue, Kenilworth, Warwickshire CV8 1DS | CV8 1DS | CV8 1 | 18/06/2021 | 350,000 | 360,533 | N | Semi-detached | | 3 | 92 | 3,804 | 3,919 | Freehold | | |
| 35, Caesar Road, Kenilworth, Warwickshire CV8 1DL | CV8 1DL | CV8 1 | 27/01/2021 | 479,950 | 500,851 | N | Semi-detached | | 3 | 77 | 6,233 | 6,505 | Freehold | | |
| 7, Caesar Road, Kenilworth, Warwickshire CV8 1DL | CV8 1DL | CV8 1 | 01/07/2021 | 320,000 | 327,753 | N | Terraced | | 3 | 71 | 4,507 | 4,616 | Freehold | | |
| 3, Archer Road, Kenilworth, Warwickshire CV8 1DJ | CV8 1DJ | CV8 1 | 11/01/2021 | 318,000 | 331,849 | N | Semi-detached | | 3 | 68 | 4,676 | 4,880 | Freehold | | |
| 37, Archer Road, Kenilworth, Warwickshire CV8 1DJ | CV8 1DJ | CV8 1 | 30/10/2020 | 365,000 | 404,519 | N | Detached | | 3 to 4 | 86 | 4,244 | 4,704 | Freehold | | |
| 8, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 13/02/2020 | 430,000 | 490,751 | N | Detached | | 2 to 3 | 91 | 4,725 | 5,393 | Freehold | | |
| 3, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 26/08/2020 | 363,000 | 397,837 | N | Semi-detached | | 2 to 3 | 96 | 3,781 | 4,144 | Freehold | | |
| 13, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 11/06/2020 | 351,000 | 378,071 | N | Semi-detached | | 3 | 93 | 3,773 | 4,064 | Freehold | | |
| 14, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 17/12/2020 | 685,000 | 723,454 | N | Semi-detached | | 3 to 4 | 189 | 3,624 | 3,828 | Freehold | | |
| 48, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG | CV8 1DG | CV8 1 | 27/07/2020 | 350,000 | 385,634 | N | Semi-detached | | 3 | 89 | 3,933 | 4,333 | Freehold | | |
| 25, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG | CV8 1DG | CV8 1 | 19/01/2021 | 392,500 | 409,593 | N | Semi-detached | | 3 | 107 | 3,668 | 3,828 | Freehold | | |
| 51, De Montfort Road, Kenilworth, Warwickshire CV8 1DE | CV8 1DE | CV8 1 | 12/02/2021 | 425,000 | 430,348 | N | Terraced | | 3 to 4 | 122 | 3,484 | 3,527 | Freehold | | |
| 5, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 11/12/2020 | 420,000 | 443,578 | N | Semi-detached | | 3 to 4 | 105 | 4,000 | 4,225 | Freehold | | |
| 3, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 27/05/2020 | 365,000 | 385,811 | N | Terraced | | 3 | 93 | 3,925 | 4,149 | Freehold | | |
| 48, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 10/11/2020 | 365,000 | 390,191 | N | Semi-detached | | 2 to 3 | 97 | 3,763 | 4,023 | Freehold | | |
| 38, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB | CV8 1DB | CV8 1 | 18/01/2021 | 462,500 | 482,642 | N | Semi-detached | | 3 | 147 | 3,146 | 3,283 | Freehold | | |
| 24, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB | CV8 1DB | CV8 1 | 26/06/2020 | 405,000 | 436,236 | N | Semi-detached | | 3 to 4 | 145 | 2,793 | 3,009 | Freehold | | |
| 45, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA | CV8 1DA | CV8 1 | 20/09/2021 | 378,000 | 380,419 | N | Semi-detached | | 3 | 89 | 4,247 | 4,274 | Freehold | | |
| 43, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA | CV8 1DA | CV8 1 | 16/04/2021 | 355,000 | 372,327 | N | Semi-detached | | | 117 | 3,034 | 3,182 | Freehold | | |
| 75, Priorsfield Road, Kenilworth, Warwickshire CV8 1BZ | CV8 1BZ | CV8 1 | 25/06/2021 | 450,000 | 463,542 | N | Semi-detached | | | 126 | 3,571 | 3,679 | Freehold | | |
| 45, Beehive Hill, Kenilworth, Warwickshire CV8 1BY | CV8 1BY | CV8 1 | 10/09/2021 | 685,000 | 693,964 | N | Detached | | | 144 | 4,757 | 4,819 | Freehold | | |
| 41, Beehive Hill, Kenilworth, Warwickshire CV8 1BY | CV8 1BY | CV8 1 | 17/12/2020 | 493,000 | 533,812 | N | Detached | | | 119 | 4,143 | 4,486 | Freehold | | |
| 43, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 25/09/2020 | 850,000 | 949,637 | N | Detached | | 3 to 4 | 129 | 6,589 | 7,362 | Freehold | | |
| 55, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 20/08/2020 | 717,500 | 812,686 | N | Detached | | | 142 | 5,053 | 5,723 | Freehold | | |
| 7, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 17/03/2021 | 313,530 | 319,174 | N | Terraced | | 2 to 3 | 56 | 5,599 | 5,700 | Freehold | | |
| 8, Pears Close, Kenilworth, Warwickshire CV8 1BS | CV8 1BS | CV8 1 | 30/04/2020 | 682,500 | 742,380 | N | Detached | | 3 to 4 | 150 | 4,550 | 4,949 | Freehold | | |
| Flat 4, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 17/06/2021 | 250,000 | 248,843 | N | Flat | | 1 | 51 | 4,902 | 4,879 | Leasehold | | |
| Flat 10, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 30/09/2021 | 140,000 | 139,104 | N | Flat | | 1 | 41 | 3,415 | 3,393 | Leasehold | | |
| Flat 29, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 14/07/2020 | 142,000 | 146,760 | N | Flat | | 2 | 60 | 2,367 | 2,446 | Leasehold | | |
| 20, Bridge Street, Kenilworth, Warwickshire CV8 1BP | CV8 1BP | CV8 1 | 11/09/2020 | 245,000 | 259,657 | N | Terraced | | 2 to 3 | 54 | 4,537 | 4,808 | Freehold | | |
| 57, Denton Close, Kenilworth, Warwickshire CV8 1BJ | CV8 1BJ | CV8 1 | 17/01/2020 | 207,000 | 214,831 | N | Flat | | 2 | 50 | 4,140 | 4,297 | Leasehold | | |
| 33, Denton Close, Kenilworth, Warwickshire CV8 1BJ | CV8 1BJ | CV8 1 | 16/06/2020 | 187,000 | 190,283 | N | Flat | | 2 | 50 | 3,761 | 3,827 | Leasehold | | |
| 9, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 20/11/2020 | 395,000 | 422,262 | N | Semi-detached | | 3 | 106 | 3,726 | 3,984 | Freehold | | |
| 39, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 06/03/2020 | 180,000 | 183,339 | N | Flat | | 2 | 57 | 3,158 | 3,216 | Leasehold | | |
| 41, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 27/08/2021 | 193,000 | 192,712 | N | Flat | | 2 | 65 | 2,969 | 2,965 | Leasehold | | |
| 57, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG | CV8 1BG | CV8 1 | 29/01/2021 | 565,000 | 603,931 | N | Detached | | | 131 | 4,313 | 4,610 | Freehold | | |
| 85, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG | CV8 1BG | CV8 1 | 04/12/2020 | 376,000 | 397,108 | N | Semi-detached | | 3 | 99 | 3,813 | 4,027 | Freehold | | |
| 105, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BE | CV8 1BE | CV8 1 | 29/06/2021 | 350,000 | 360,533 | N | Semi-detached | | 2 to 3 | 78 | 4,487 | 4,622 | Freehold | | |
| 176, Clinton Lane, Kenilworth, Warwickshire CV8 1BB | CV8 1BB | CV8 1 | 30/09/2020 | 405,000 | 440,090 | N | Semi-detached | | 3 | 112 | 3,616 | 3,929 | Freehold | | |
| 155, Clinton Lane, Kenilworth, Warwickshire CV8 1BA | CV8 1BA | CV8 1 | 23/06/2021 | 915,000 | 957,399 | N | Detached | | | 206 | 4,442 | 4,648 | Freehold | | |
| 183, Clinton Lane, Kenilworth, Warwickshire CV8 1BA | CV8 1BA | CV8 1 | 23/08/2021 | 447,500 | 455,398 | N | Semi-detached | | | 150 | 2,983 | 3,036 | Freehold | | |
| 90, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 24/09/2021 | 323,500 | 325,570 | N | Semi-detached | | 2 to 3 | 72 | 4,493 | 4,522 | Freehold | | |
| 122, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 24/06/2021 | 379,950 | 391,384 | N | Semi-detached | | 3 | 88 | 4,318 | 4,448 | Freehold | | |
| 134, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 31/07/2020 | 332,000 | 365,802 | N | Semi-detached | | 2 to 3 | 86 | 3,860 | 4,254 | Freehold | | |
| 154, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 16/03/2021 | 525,000 | 549,405 | N | Semi-detached | | | 140 | 3,750 | 3,924 | Freehold | | |
| 86, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 20/01/2021 | 260,000 | 271,323 | N | Semi-detached | | 3 | 80 | 3,250 | 3,392 | Freehold | | |
| 160, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 23/07/2020 | 280,000 | 308,507 | N | Semi-detached | | 3 | 93 | 3,011 | 3,317 | Freehold | | |
| 28, Clinton Lane, Kenilworth, Warwickshire CV8 1AT | CV8 1AT | CV8 1 | 08/06/2020 | 570,000 | 630,992 | N | Detached | | | 127 | 4,488 | 4,968 | Freehold | | |
| 54, Clinton Lane, Kenilworth, Warwickshire CV8 1AT | CV8 1AT | CV8 1 | 16/03/2021 | 306,000 | 311,508 | N | Terraced | | 2 to 3 | 83 | 3,687 | 3,753 | Freehold | | |
| 51, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 11/12/2020 | 575,000 | 622,600 | N | Detached | | 3 to 4 | 127 | 4,528 | 4,902 | Freehold | | |
| 17, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 03/02/2021 | 525,000 | 559,999 | N | Detached | | 3 to 4 | 127 | 4,134 | 4,409 | Freehold | | |
| 49, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 20/08/2020 | 550,000 | 622,965 | N | Detached | | 3 to 4 | 163 | 3,374 | 3,822 | Freehold | | |
| 6, Berkeley Road, Kenilworth, Warwickshire CV8 1AP | CV8 1AP | CV8 1 | 07/04/2021 | 580,000 | 619,764 | N | Detached | | | 123 | 4,715 | 5,039 | Freehold | | |
| 2, Berkeley Road, Kenilworth, Warwickshire CV8 1AP | CV8 1AP | CV8 1 | 23/06/2021 | 525,000 | 549,327 | N | Detached | | 3 to 4 | 115 | 4,565 | 4,777 | Freehold | | |
| 3, Elmbank Road, Kenilworth, Warwickshire CV8 1AL | CV8 1AL | CV8 1 | 23/06/2021 | 561,000 | 586,995 | N | Detached | | 3 to 4 | 129 | 4,349 | 4,550 | Freehold | | |
| 4, Bromley Close, Kenilworth, Warwickshire CV8 1AJ | CV8 1AJ | CV8 1 | 09/04/2020 | 507,900 | 552,462 | N | Detached | | 3 to 4 | 115 | 4,417 | 4,804 | Freehold | | |
| 28, Amherst Road, Kenilworth, Warwickshire CV8 1AH | CV8 1AH | CV8 1 | 24/02/2020 | 540,000 | 616,292 | N | Detached | | | 139 | 3,885 | 4,434 | Freehold | | |
| 58, Malthouse Lane, Kenilworth, Warwickshire CV8 1AD | CV8 1AD | CV8 1 | 17/05/2021 | 640,000 | 677,673 | N | Detached | | | 142 | 4,507 | 4,772 | Freehold | | |
| | | CV8 1 Average | | | | | | | | | | 4,195 | | | |
| 2, Woodleigh Road, Coventry, West Midlands CV4 8GT | CV4 8GT | CV4 8 | 10/07/2020 | 440,000 | 468,541 | N | Detached | | | 143 | 3,077 | 3,277 | Freehold | | |
| 121, Cromwell Lane, Coventry, West Midlands CV4 8AN | CV4 8AN | CV4 8 | 01/05/2020 | 550,000 | 584,485 | N | Detached | | 3 to 4 | 137 | 4,015 | 4,266 | Freehold | | |
| | | CV4 8 Average | | | | | | | | | | 3,771 | | | |
| Wainbody Wood Farm, Kings Hill Lane, Coventry, Warwickshire CV3 6PS | CV3 6PS | CV3 6 | 01/10/2020 | 1,300,000 | 1,367,677 | N | Terraced | | 3 to 4 | 219 | 5,936 | 6,245 | Freehold | | |
| | | CV3 6 Average | | | | | | | | | | 6,245 | | | |
| 22, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 28/06/2021 | 332,500 | 330,961 | N | Flat | | 2 | 89 | 3,736 | 3,719 | Leasehold | | |
| 26, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 09/10/2020 | 238,000 | 244,613 | N | Flat | | 2 | 75 | 3,188 | 3,276 | Leasehold | | |
| 23, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 31/07/2020 | 245,000 | 253,213 | N | Flat | | 2 | 80 | 3,063 | 3,165 | Leasehold | | |
| 176, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP | B94 6PP | B94 6 | 26/02/2021 | 249,000 | 259,680 | N | Semi-detached | | 2 to 3 | 77 | 3,234 | 3,372 | Freehold | | |
| 224, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP | B94 6PP | B94 6 | 09/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 to 4 | 109 | 2,936 | 3,275 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 81, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD | B94 6PD | B94 6 | 09/04/2020 | 697,500 | 729,681 | N | Detached | | | 163 | 4,279 | 4,477 | Freehold | | |
| 45, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD | B94 6PD | B94 6 | 24/07/2020 | 490,000 | 516,756 | N | Semi-detached | | 3 to 4 | 137 | 3,577 | 3,772 | Freehold | | |
| 6, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 30/04/2021 | 290,000 | 295,883 | N | Terraced | | 2 to 3 | 51 | 5,686 | 5,802 | Freehold | | |
| 10, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 26/01/2021 | 189,950 | 188,561 | N | Flat | | 2 | 33 | 5,756 | 5,714 | Leasehold | | |
| 16, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 23/07/2020 | 255,000 | 290,400 | N | Detached | | 2 to 3 | 51 | 5,000 | 5,694 | Freehold | | |
| 32, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 22/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 58 | 4,741 | 4,988 | Freehold | | |
| 30, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 24/04/2020 | 352,500 | 374,988 | N | Semi-detached | | 3 | 77 | 4,578 | 4,870 | Freehold | | |
| 25, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 24/04/2020 | 242,500 | 252,338 | N | Terraced | | 2 | 56 | 4,330 | 4,506 | Freehold | | |
| 11, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 29/04/2021 | 140,000 | 141,325 | N | Flat | | 1 | 51 | 2,745 | 2,771 | Leasehold | | |
| 12, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 27/11/2020 | 865,000 | 947,720 | Y | Detached | | | 182 | 4,753 | 5,207 | Freehold | | |
| 24, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 23/10/2020 | 830,000 | 919,865 | Y | Detached | | | 182 | 4,560 | 5,054 | Freehold | | |
| 11, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 07/09/2020 | 795,000 | 888,190 | Y | Detached | | | 177 | 4,492 | 5,018 | Freehold | | |
| 20, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 07/08/2020 | 365,000 | 400,029 | Y | Semi-detached | | | 80 | 4,563 | 5,000 | Freehold | | |
| 25, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 20/11/2020 | 830,000 | 909,373 | Y | Detached | | | 182 | 4,560 | 4,997 | Freehold | | |
| 26, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 29/10/2020 | 795,000 | 881,075 | Y | Detached | | | 177 | 4,492 | 4,978 | Freehold | | |
| 10, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 01/04/2020 | 830,000 | 902,822 | Y | Detached | | | 182 | 4,560 | 4,961 | Freehold | | |
| 19, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 19/06/2020 | 365,000 | 393,151 | Y | Semi-detached | | | 80 | 4,563 | 4,914 | Freehold | | |
| 39, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 16/07/2020 | 350,000 | 377,622 | Y | Terraced | | | 77 | 4,545 | 4,904 | Freehold | | |
| 37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 03/07/2020 | 340,000 | 366,833 | Y | Terraced | | | 75 | 4,533 | 4,891 | Freehold | | |
| 27, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 09/10/2020 | 525,000 | 567,309 | Y | Semi-detached | | | 116 | 4,526 | 4,891 | Freehold | | |
| 38, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 25/06/2020 | 327,500 | 345,789 | Y | Terraced | | | 71 | 4,613 | 4,870 | Freehold | | |
| 37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 03/07/2020 | 340,000 | 362,467 | Y | Terraced | | | 75 | 4,533 | 4,833 | Freehold | | |
| 23, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 12/02/2021 | 795,000 | 847,998 | Y | Detached | | | 177 | 4,492 | 4,791 | Freehold | | |
| 21, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 28/08/2020 | 749,950 | 849,441 | Y | Detached | | | 184 | 4,076 | 4,617 | Freehold | | |
| 6, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 12/03/2021 | 1,250,000 | 1,335,921 | Y | Detached | | | 339 | 3,687 | 3,941 | Freehold | | |
| 4, Kingswood Cottage, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX | B94 6LX | B94 6 | 19/06/2020 | 230,000 | 242,844 | N | Terraced | | 2 | 42 | 5,476 | 5,782 | Freehold | | |
| 1, Nursery Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX | B94 6LX | B94 6 | 29/03/2021 | 360,000 | 366,481 | N | Terraced | | 3 to 4 | 111 | 3,243 | 3,302 | Freehold | | |
| Maroban, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LU | B94 6LU | B94 6 | 30/09/2021 | 387,500 | 389,979 | N | Semi-detached | | 2 to 3 | 106 | 3,656 | 3,679 | Freehold | | |
| 12, Station Lane, Lapworth, Solihull, Warwickshire B94 6LT | B94 6LT | B94 6 | 03/08/2020 | 440,000 | 470,402 | N | Terraced | | 3 | 143 | 3,077 | 3,290 | Freehold | | |
| 1, Meadow Lane, Lapworth, Solihull, Warwickshire B94 6LS | B94 6LS | B94 6 | 11/01/2021 | 445,000 | 464,379 | N | Semi-detached | | 3 to 4 | 117 | 3,803 | 3,969 | Freehold | | |
| 79, Station Lane, Lapworth, Solihull, Warwickshire B94 6LP | B94 6LP | B94 6 | 24/02/2021 | 295,000 | 307,653 | N | Semi-detached | | 3 | 98 | 3,010 | 3,139 | Freehold | | |
| 7, St Chads Mews, Lapworth, Solihull, Warwickshire B94 6LD | B94 6LD | B94 6 | 19/10/2020 | 292,500 | 307,727 | N | Terraced | | 2 | 66 | 4,432 | 4,663 | Freehold | | |
| Devon House, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LA | B94 6LA | B94 6 | 08/04/2020 | 915,000 | 973,374 | N | Semi-detached | | | 183 | 5,000 | 5,319 | Freehold | | |
| Fairfield, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JZ | B94 6JZ | B94 6 | 29/04/2021 | 1,400,000 | 1,495,982 | N | Detached | | | 259 | 5,405 | 5,776 | Freehold | | |
| 3, Bakehouse Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JY | B94 6JY | B94 6 | 12/02/2021 | 465,000 | 470,851 | N | Terraced | | | 95 | 4,895 | 4,956 | Freehold | | |
| 25, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ | B94 6JQ | B94 6 | 27/11/2020 | 537,000 | 574,062 | N | Semi-detached | | | 127 | 4,228 | 4,520 | Freehold | | |
| 12, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ | B94 6JQ | B94 6 | 24/04/2020 | 472,500 | 502,644 | N | Semi-detached | | | 115 | 4,109 | 4,371 | Freehold | | |
| 6, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL | B94 6JL | B94 6 | 25/11/2020 | 535,000 | 586,162 | N | Detached | | 2 to 3 | 108 | 4,954 | 5,427 | Freehold | | |
| 11, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL | B94 6JL | B94 6 | 08/01/2021 | 297,500 | 301,021 | N | Terraced | | 2 to 3 | 67 | 4,440 | 4,493 | Freehold | | |
| 166, Station Lane, Lapworth, Solihull, Warwickshire B94 6JJ | B94 6JJ | B94 6 | 09/04/2021 | 619,080 | 649,297 | N | Semi-detached | | 3 to 4 | 136 | 4,552 | 4,774 | Freehold | | |
| 127, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH | B94 6JH | B94 6 | 06/03/2020 | 516,000 | 578,463 | N | Detached | | 3 to 4 | 120 | 4,304 | 4,825 | Freehold | | |
| 149, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH | B94 6JH | B94 6 | 14/02/2020 | 620,000 | 687,008 | N | Semi-detached | | | 170 | 3,647 | 4,041 | Freehold | | |
| 191, Station Lane, Lapworth, Solihull, Warwickshire B94 6JG | B94 6JG | B94 6 | 07/02/2020 | 1,005,000 | 1,146,988 | N | Detached | | | 221 | 4,548 | 5,190 | Freehold | | |
| High Noon, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JE | B94 6JE | B94 6 | 30/09/2021 | 755,500 | 765,386 | N | Detached | | | 140 | 5,396 | 5,467 | Freehold | | |
| Bell Cottage, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JD | B94 6JD | B94 6 | 28/04/2021 | 547,500 | 574,223 | N | Semi-detached | | | 137 | 3,996 | 4,191 | Freehold | | |
| Terets Lodge, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JA | B94 6JA | B94 6 | 22/01/2020 | 800,000 | 920,219 | N | Detached | | 3 | 120 | 6,667 | 7,668 | Freehold | | |
| Mill House, Mill Lane, Lapworth, Solihull, Warwickshire B94 6HU | B94 6HU | B94 6 | 11/12/2020 | 2,000,000 | 2,165,567 | N | Detached | | | 469 | 4,264 | 4,617 | Freehold | | |
| 91, Chessetts Wood Road, Lapworth, Solihull, Warwickshire B94 6EL | B94 6EL | B94 6 | 23/01/2020 | 1,925,000 | 2,214,276 | N | Detached | | | 603 | 3,192 | 3,672 | Freehold | | |
| 8, Aylesbury Court, Aylesbury Road, Lapworth, Solihull, Warwickshire B94 6BE | B94 6BE | B94 6 | 30/09/2021 | 895,000 | 906,712 | N | Detached | | | 182 | 4,918 | 4,982 | Freehold | | |
| Lapworth Lodge, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6AY | B94 6AY | B94 6 | 28/09/2020 | 600,000 | 670,332 | N | Detached | | 2 to 3 | 96 | 6,250 | 6,983 | Freehold | | |
| 2, Drawbridge Cottages, Lapworth, Solihull, Warwickshire B94 6AP | B94 6AP | B94 6 | 25/11/2020 | 425,000 | 454,332 | N | Semi-detached | | 3 | 103 | 4,126 | 4,411 | Freehold | | |
| | | B94 6 Average | | | | | | | | | | 4,657 | | | |
| | | Grand Average | | | | | | | | | | 3,940 | | | |

Appendix 4 - Commercial rents and yields

| Sign Date | Start Date | Address | City | Floor | Total SF Leased | Rent/SF/ Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|-------------------|----------------|-------------|-----------------|-------------|-----------|---------|------------|----------------|------------|
| 04/08/2020 | 04/10/2020 | 35A Park Ct | Leamington Spa | 1st | 241 | 37.34 | Asking | IRI | 8,998.94 | Office | 3 yrs |
| 20/04/2020 | 20/04/2020 | Clarence St | Leamington Spa | Unkwn | 275 | 24.87 | Achieved | | 6,839.25 | Office | 2 yrs |
| 24/05/2021 | 24/05/2021 | Harrison Way | Leamington Spa | 2nd | 21,815 | 23.50 | Asking | | 512,652.50 | Office | 10 yrs |
| 01/10/2020 | 12/10/2020 | Old | Warwick | GRND | 664 | 21.08 | Achieved | FRI | 13,997.12 | Office | |
| 02/08/2019 | 09/10/2019 | Regent St | Leamington Spa | 2nd | 6,808 | 19.50 | Effective | FRI | 132,754.36 | Office | 7 yrs 1 mo |
| 30/07/2019 | 30/07/2019 | 36 Hamilton Ter | Leamington Spa | GRND,1-2 | 2,596 | 19.26 | Effective | FRI | 49,998.83 | Office | 10 yrs |
| 01/10/2019 | 01/10/2019 | 4 Pegasus Ct | Warwick | GRND | 747 | 18.74 | Asking | FRI | 13,998.78 | Office | |
| 01/12/2020 | 01/12/2020 | Olympus Ave | Warwick | 2nd | 2,896 | 18.65 | Achieved | | 54,010.40 | Office | |
| 06/08/2019 | 06/08/2019 | Athena Dr | Warwick | GRND | 506 | 18.50 | Asking | | 9,361.00 | Office | |
| 21/11/2019 | 21/12/2019 | Artemis Dr | Warwick | GRND | 4,196 | 18.49 | Asking | | 77,584.04 | Office | |
| 17/01/2021 | 17/01/2021 | Stoneleigh Park | Kenilworth | GRND | 764 | 18.06 | Achieved | FRI | 13,797.84 | Office | 1 yr 9 mos |
| 02/07/2019 | 01/08/2019 | Holly Walk | Leamington Spa | GRND,1,MEZZ | 2,010 | 18.03 | Asking | FRI | 36,240.30 | Office | 3 yrs |
| 01/10/2019 | 05/11/2019 | 19 Coventry Rd | Leamington Spa | 1st | 955 | 17.80 | Effective | | 16,998.80 | Office | 4 yrs |
| 01/07/2019 | 01/07/2019 | Old Sq | Warwick | 1st | 1,159 | 16.39 | Asking | | 18,996.01 | Office | |
| 08/06/2020 | 08/07/2020 | Edgehill Ln | Warwick | 1st | 990 | 16.11 | Asking | | 15,948.90 | Office | |
| 28/03/2021 | 27/04/2021 | 44 Holly Walk | Leamington Spa | GRND | 538 | 15.98 | Asking | FRI | 8,597.24 | Office | 3 yrs |
| 02/09/2019 | 02/09/2019 | Wellesbourne Rd | Warwick | GRND,1 | 1,593 | 15.69 | Asking | | 24,994.17 | Office | |
| 05/11/2019 | 05/11/2019 | Holly Walk | Leamington Spa | GRND | 2,064 | 15.48 | Asking | | 31,950.72 | Office | |
| 19/01/2021 | 18/02/2021 | Cross Rd | Leamington Spa | GRND,1,MEZZ | 973 | 15.36 | Asking | | 14,945.28 | Office | 1 yr |
| 14/08/2020 | 14/08/2020 | 15 Newbold St | Leamington Spa | GRND,1,MEZZ | 1,471 | 15.30 | Asking | | 22,506.30 | Office | |
| 01/09/2020 | 01/09/2020 | 3 Russell St | Leamington Spa | GRND,1 | 1,065 | 15.00 | Achieved | | 15,975.00 | Office | 3 yrs |
| 14/02/2020 | 14/03/2020 | 114A Regent St | Leamington Spa | 1st | 637 | 14.91 | Effective | IRI | 9,497.36 | Office | 3 yrs |
| 07/09/2020 | 06/10/2020 | Hareway Ln | Warwick | GRND,1 | 2,525 | 14.71 | Achieved | FRI | 37,142.75 | Office | 1 yr |
| 04/12/2020 | 17/02/2021 | Athena Dr | Warwick | GRND | 1,487 | 14.63 | Effective | FRI | 21,756.02 | Office | 6 yrs |
| 03/08/2020 | 04/08/2020 | 1 Highfield Ter | Leamington Spa | 2nd | 206 | 14.56 | Effective | | 2,999.11 | Office | 6 mos |
| 07/01/2020 | 07/01/2020 | Olympus Ave | Warwick | GRND,1 | 3,183 | 14.13 | Achieved | FRI | 44,975.79 | Office | 5 yrs |
| 28/03/2021 | 27/04/2021 | 44 Holly Walk | Leamington Spa | GRND | 462 | 14.07 | Asking | FRI | 6,500.34 | Office | 3 yrs |
| 15/10/2020 | 15/11/2020 | Budbrooke Rd | Warwick | GRND | 657 | 14.00 | Effective | IRI | 9,197.69 | Office | 3 yrs |
| 01/04/2020 | 01/04/2020 | Budbrooke Rd | Warwick | 1st | 962 | 14.00 | Achieved | FRI | 13,468.00 | Office | 5 yrs |
| 05/05/2020 | 05/05/2020 | 85 Priory Rd | Kenilworth | GRND | 743 | 13.45 | Effective | FRI | 9,993.26 | Office | 5 yrs |
| 11/08/2020 | 11/08/2020 | 29 Portland St | Leamington Spa | GRND,1 | 794 | 13.22 | Asking | | 10,496.68 | Office | |
| 24/08/2020 | 23/10/2020 | 144 Parade | Leamington Spa | 2nd | 390 | 12.82 | Achieved | FRI | 4,999.80 | Office | 3 yrs |
| 26/06/2019 | 26/07/2019 | Corunna Rd | Warwick | 2nd | 721 | 12.62 | Effective | | 9,098.56 | Office | |
| 01/11/2020 | 01/11/2020 | 1B Dormer Pl | Leamington Spa | GRND,1-2 | 1,991 | 12.55 | Asking | | 24,987.05 | Office | 5 yrs |
| 28/08/2019 | 25/01/2020 | Market | Warwick | 2-3 | 27,215 | 12.50 | Asking | FRI | 340,187.50 | Office | |
| 01/11/2019 | 01/12/2019 | Longbridge Farm | Warwick | GRND,1 | 974 | 12.32 | Asking | IRI | 11,999.68 | Office | |
| 13/11/2019 | 13/11/2019 | 48 Holly Walk | Leamington Spa | GRND | 1,687 | 12.08 | Asking | | 20,378.96 | Office | |
| 17/06/2019 | 27/07/2019 | 8 Tavistock St | Leamington Spa | 1-2 | 2,781 | 12.05 | Asking | FRI | 33,511.05 | Office | |
| 15/07/2019 | 01/08/2019 | Stoneleigh Abbey | Kenilworth | 1st | 1,010 | 12.00 | Effective | FRI | 12,119.95 | Office | 3 yrs |
| 18/12/2019 | 17/01/2020 | Lower Cape | Warwick | GRND,1 | 1,538 | 11.70 | Asking | | 17,994.60 | Office | |
| 25/09/2019 | 25/09/2019 | Fulbrook Ln | Warwick | GRND,1 | 2,296 | 11.54 | Asking | IRO | 26,495.84 | Office | |
| 25/06/2019 | 23/08/2019 | 14A Clarendon Ave | Leamington Spa | GRND | 2,781 | 11.46 | Effective | | 31,868.55 | Office | 6 yrs |
| 27/04/2020 | 27/05/2020 | 144 Parade | Leamington Spa | 1st | 965 | 11.18 | Effective | FRI | 10,787.98 | Office | 3 yrs |
| 08/06/2020 | 08/06/2020 | 1 Swan St | Warwick | 1st | 537 | 11.17 | Achieved | | 5,998.29 | Office | 5 yrs |
| 15/12/2020 | 17/02/2021 | Budbrooke Rd | Warwick | 2nd | 1,046 | 11.01 | Effective | IRI | 11,516.13 | Office | 5 yrs |
| 02/09/2020 | 02/10/2020 | 13 High St | Kenilworth | GRND | 785 | 9.87 | Effective | | 7,747.85 | Office | 3 yrs |
| 24/06/2019 | 24/06/2019 | 42 Warwick St | Leamington Spa | GRND,1-2 | 4,275 | 8.89 | Effective | FRI | 38,004.47 | Office | 10 yrs |
| 01/02/2020 | 06/02/2020 | 54 High St | Leamington Spa | LL | 1,248 | 8.01 | Asking | FRI | 9,996.48 | Office/Medical | 5 yrs |
| 22/01/2020 | 22/01/2020 | 61 Bedford St | Leamington Spa | GRND,1 | 962 | 7.80 | Effective | | 7,503.47 | Office | 5 yrs |
| 23/12/2019 | 23/12/2019 | Common Ln | Kenilworth | GRND | 1,008 | 5.95 | Achieved | | 5,997.60 | Office | 3 yrs |
| 25/07/2019 | 25/07/2019 | 7 Parade | Leamington Spa | GRND,1-3 | 8,396 | 5.36 | Effective | FRI | 45,002.33 | Office | 15 yrs |
| 12/03/2020 | 12/03/2020 | 9-9A Althorpe St | Leamington Spa | GRND,1 | 2,380 | 5.04 | Asking | | 11,995.20 | Office | 5 yrs |

| Sign Date | Start Date | Address | City | Floor | Total SF Leased | Rent/SF/Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|---------------------|----------------|------------|-----------------|------------|-----------|---------|------------|--------|-------------|
| 19/06/2020 | 19/07/2020 | 9 Regent Pl | Leamington Spa | GRND | 550 | 64.80 | Effective | | 35,637.40 | Retail | 12 yrs |
| 15/03/2021 | 15/03/2021 | 31 Regent Grv | Leamington Spa | GRND | 157 | 63.38 | Asking | | 9,950.66 | Retail | 5 yrs |
| 28/09/2020 | 29/09/2020 | Gufs Cliffe | Warwick | GRND | 3,690 | 52.25 | Effective | | 192,799.72 | Retail | 19 yrs |
| 05/08/2019 | 05/08/2019 | 75-77 Parade | Leamington Spa | BSMT, GRND | 437 | 51.83 | Achieved | FRI | 22,650.00 | Retail | 10 yrs |
| 03/12/2020 | 03/01/2021 | 112 Regent St | Leamington Spa | GRND | 389 | 50.13 | Asking | | 19,500.00 | Retail | 6 yrs |
| 07/09/2020 | 06/10/2020 | 17 Market Pl | Warwick | GRND | 162 | 46.30 | Asking | | 7,500.00 | Retail | 1 yr |
| 02/09/2019 | 02/10/2019 | 17 Market Pl | Warwick | GRND | 162 | 46.30 | Achieved | FRI | 7,500.00 | Retail | 3 yrs |
| 07/11/2019 | 19/12/2019 | 4 Whiteheads Ct | Leamington Spa | GRND | 1,626 | 46.13 | Asking | | 75,000.00 | Retail | 10 yrs |
| 11/12/2020 | 17/02/2021 | 6 Tavistock St | Leamington Spa | GRND | 234 | 41.88 | Effective | IRI | 9,799.03 | Retail | 3 yrs |
| 18/05/2021 | 18/05/2021 | 36 Smith St | Warwick | GRND | 571 | 38.53 | Asking | | 22,000.63 | Retail | 20 yrs |
| 01/01/2021 | 01/01/2021 | 102 Regent St | Leamington Spa | GRND | 464 | 34.48 | Asking | | 15,998.72 | Retail | |
| 14/04/2021 | 14/05/2021 | 52 Parade | Leamington Spa | GRND | 876 | 34.25 | Achieved | FRI | 30,000.00 | Retail | 5 yrs |
| 29/07/2019 | 29/07/2019 | Tachbrook Park Dr | Warwick | GRND | 5,000 | 33.86 | Effective | | 169,285.86 | Retail | 10 yrs 1 mo |
| 01/09/2020 | 01/09/2020 | 6-6a New St | Warwick | GRND | 304 | 32.89 | Asking | | 9,998.56 | Retail | |
| 01/06/2020 | 12/07/2020 | 114-114a Regent St | Leamington Spa | GRND | 437 | 32.04 | Effective | FRI | 13,999.57 | Retail | 5 yrs |
| 02/09/2019 | 02/09/2019 | 47 Warwick Rd | Kenilworth | GRND | 249 | 31.93 | Effective | FRI | 7,950.00 | Retail | 7 yrs |
| 01/09/2019 | 01/09/2019 | 86 Regent St | Leamington Spa | GRND | 1,273 | 31.42 | Effective | FRI | 40,000.00 | Retail | 10 yrs |
| 29/10/2020 | 28/11/2020 | 121 Regent St | Leamington Spa | GRND | 851 | 31.14 | Asking | | 26,500.00 | Retail | 3 yrs |
| 12/07/2019 | 12/07/2019 | 49 Smith St | Warwick | GRND | 332 | 30.12 | Effective | FRI | 9,999.84 | Retail | 6 yrs |
| 07/10/2019 | 16/02/2020 | 25 Coten Rd | Warwick | GRND | 300 | 30.00 | Asking | | 9,000.00 | Retail | 3 yrs |
| 18/11/2019 | 18/11/2019 | Upper Mall | Leamington Spa | 1st | 1,783 | 29.44 | Asking | | 52,500.00 | Retail | |
| 17/03/2021 | 01/04/2021 | 123 Regent St | Leamington Spa | GRND | 619 | 29.08 | Achieved | FRI | 18,000.00 | Retail | 2 yrs |
| 19/08/2019 | 19/08/2019 | 10 Euston Pl | Leamington Spa | GRND | 629 | 28.54 | Effective | FRI | 17,949.64 | Retail | 5 yrs |
| 05/10/2020 | 05/10/2020 | 25 Park St | Leamington Spa | GRND | 449 | 28.06 | Achieved | FRI | 12,600.00 | Retail | 6 yrs |
| 28/11/2019 | 28/11/2019 | 110 Warwick St | Leamington Spa | GRND | 979 | 27.58 | Effective | | 26,999.90 | Retail | 10 yrs |
| 21/11/2019 | 21/11/2019 | 42-44 Brook St | Warwick | GRND | 724 | 26.93 | Achieved | | 19,500.00 | Retail | |
| 02/07/2019 | 01/08/2019 | 2A Livery St | Leamington Spa | GRND | 4,500 | 25.00 | Asking | FRI | 112,500.00 | Retail | |
| 23/03/2020 | 23/06/2020 | 19 Regent St | Leamington Spa | GRND | 365 | 24.66 | Achieved | FRI | 9,000.00 | Retail | 5 yrs |
| 17/06/2019 | 17/06/2019 | 107-109 Regent St | Leamington Spa | GRND, 1 | 2,688 | 24.33 | Effective | FRI | 65,397.49 | Retail | 10 yrs |
| 07/06/2019 | 07/06/2019 | 43 Warwick Rd | Kenilworth | GRND | 678 | 23.60 | Achieved | FRI | 16,000.00 | Retail | 4 yrs |
| 10/06/2021 | 10/07/2021 | 39 Smith St | Warwick | GRND | 322 | 23.29 | Asking | | 7,500.00 | Retail | 1 yr |
| 26/05/2020 | 12/07/2020 | 7 Augusta | Leamington Spa | GRND | 490 | 22.28 | Effective | FRI | 10,917.98 | Retail | 5 yrs |
| 01/09/2019 | 01/09/2019 | 44 Smith St | Warwick | GRND | 296 | 21.96 | Achieved | | 6,500.00 | Retail | |
| 14/10/2019 | 14/10/2019 | 11 High St | Warwick | GRND | 2,578 | 21.85 | Asking | | 56,323.00 | Retail | |
| 07/04/2021 | 07/05/2021 | 50 Regent St | Leamington Spa | GRND | 809 | 21.63 | Asking | | 17,500.00 | Retail | |
| 24/06/2019 | 24/06/2019 | 1 Swan St | Warwick | GRND | 1,286 | 21.57 | Effective | FRI | 20,749.85 | Retail | 10 yrs |
| 01/08/2020 | 01/08/2020 | 49 Abbey End | Kenilworth | GRND | 985 | 21.32 | Effective | FRI | 21,000.00 | Retail | 10 yrs |
| 27/02/2020 | 27/03/2020 | 10 The Holloway | Warwick | GRND | 142 | 21.13 | Asking | | 3,000.00 | Retail | |
| 15/07/2020 | 19/08/2020 | 53 Abbey End | Kenilworth | GRND | 985 | 20.62 | Effective | FRI | 20,312.35 | Retail | 10 yrs |
| 22/03/2021 | 07/05/2021 | 16-18 High St | Warwick | GRND | 4,228 | 20.10 | Asking | | 85,000.00 | Retail | |
| 23/10/2020 | 22/11/2020 | 64-66 Bath St | Leamington Spa | GRND | 558 | 19.71 | Asking | | 11,000.00 | Retail | 1 yr |
| 11/11/2019 | 07/12/2019 | 4-6 Victoria Ter | Leamington Spa | GRND | 1,427 | 19.66 | Effective | IRI | 28,049.39 | Retail | 10 yrs |
| 28/09/2020 | 28/10/2020 | 38 Warwick St | Leamington Spa | GRND | 1,291 | 19.36 | Asking | | 25,000.00 | Retail | |
| 26/05/2021 | 25/06/2021 | 1 Caesar Rd | Kenilworth | GRND | 1,130 | 19.25 | Asking | | 21,750.00 | Retail | 1 yr |
| 26/03/2021 | 25/04/2021 | 113-113A Warwick St | Leamington Spa | GRND | 859 | 19.21 | Asking | | 16,501.39 | Retail | |
| 01/11/2020 | 01/11/2020 | 1-2 Station Rd | Kenilworth | GRND | 808 | 18.56 | Asking | | 15,000.00 | Retail | 1 yr |
| 20/12/2019 | 19/01/2020 | 29 Portland St | Leamington Spa | LL | 437 | 18.31 | Asking | | 8,000.00 | Retail | |
| 22/03/2021 | 22/03/2021 | 12-12a Swan St | Warwick | GRND | 551 | 18.15 | Asking | | 10,000.65 | Retail | |
| 01/08/2020 | 01/08/2020 | 1 Augusta Pl | Leamington Spa | GRND | 677 | 17.73 | Achieved | | 12,000.00 | Retail | 3 yrs |
| 14/08/2019 | 13/09/2019 | 48 Brook St | Warwick | GRND | 1,053 | 17.09 | Asking | FRI | 18,000.00 | Retail | |
| 01/03/2020 | 01/03/2020 | 17 Smith St | Warwick | GRND | 583 | 16.30 | Achieved | | 9,500.00 | Retail | 3 yrs |
| 13/11/2020 | 17/02/2021 | 15 Dormer Pl | Leamington Spa | LL | 1,200 | 16.25 | Asking | | 19,500.00 | Retail | 12 yrs |
| 20/05/2020 | 22/06/2020 | 34 Parade | Leamington Spa | GRND, 1 | 4,694 | 16.12 | Effective | | 75,683.75 | Retail | 10 yrs |
| 19/05/2020 | 19/06/2020 | 6-6a High St | Leamington Spa | GRND | 1,128 | 15.96 | Achieved | | 18,000.00 | Retail | 6 yrs |
| 01/12/2020 | 01/12/2020 | 1A Clarendon Rd | Leamington Spa | GRND | 3,394 | 14.73 | Asking | | 50,000.00 | Retail | 1 yr |
| 23/02/2021 | 23/02/2021 | 40 Brook St | Warwick | GRND | 843 | 14.23 | Achieved | | 12,000.00 | Retail | |
| 01/11/2020 | 01/11/2020 | 33-39 Regent Grv | Leamington Spa | GRND | 3,170 | 14.20 | Asking | | 45,014.00 | Retail | 15 yrs |
| 01/03/2020 | 01/03/2020 | 20-24 Market Pl | Warwick | GRND | 900 | 13.33 | Achieved | | 12,000.00 | Retail | 4 yrs |
| 01/07/2020 | 01/07/2020 | 13-17 Kenilworth St | Leamington Spa | GRND | 1,955 | 11.76 | Achieved | | 23,000.00 | Retail | 6 yrs |
| 11/03/2020 | 25/03/2020 | Market | Warwick | GRND, 1 | 2,730 | 10.52 | Effective | | 28,725.31 | Retail | 15 yrs |
| 01/09/2020 | 01/09/2020 | 42 Warwick Rd | Kenilworth | GRND | 794 | 10.48 | Effective | FRI | 8,318.37 | Retail | 5 yrs |
| 02/03/2021 | 03/03/2021 | 2 Victoria Ter | Leamington Spa | BSMT | 3,010 | 9.97 | Asking | | 30,009.70 | Retail | 10 yrs |
| 31/10/2019 | 01/11/2019 | 128 Parade | Leamington Spa | GRND | 2,800 | 9.95 | Effective | | 27,859.00 | Retail | 20 yrs |
| 15/08/2019 | 15/08/2019 | 100 Warwick St | Leamington Spa | GRND, 1-2 | 3,093 | 9.68 | Effective | IRI | 29,926.85 | Retail | 10 yrs |
| 01/06/2020 | 01/06/2020 | 36 Shakespeare Ave | Warwick | GRND | 539 | 9.28 | Effective | FRI | 5,000.00 | Retail | 3 yrs |
| 14/06/2019 | 14/06/2019 | 75-77 Parade | Leamington Spa | BSMT, GRND | 2,541 | 7.87 | Effective | FRI | 19,999.01 | Retail | 2 yrs |
| 02/03/2021 | 01/04/2021 | Talisman Sq | Kenilworth | 1st | 780 | 7.69 | Asking | | 6,000.00 | Retail | 1 yr |
| 03/09/2019 | 03/09/2019 | Myton Rd | Leamington Spa | GRND | 1,439 | 0.01 | Achieved | | 20.84 | Retail | |

| Sign Date | Start Date | Address | City | Floor | Total SF Lea | Rent/SF/Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|------------------------|----------------|------------|--------------|------------|-----------|---------|------------|------------------|-------------|
| 04/12/2020 | 17/02/2021 | Budbrooke Rd | Warwick | GRND | 2,083 | 16.64 | Effective | | 34,668.50 | Industrial | 5 yrs |
| 09/03/2021 | 09/03/2021 | Plato Close | Warwick | GRND | 2,200 | 11.00 | Asking | | 24,200.00 | Industrial | 1 yr |
| 22/10/2020 | 22/10/2020 | Plato Close | Warwick | GRND | 2,225 | 11.00 | Asking | | 24,475.00 | Industrial | 3 yrs |
| 12/02/2021 | 12/03/2021 | Cape Industrial Estate | Warwick | GRND | 603 | 10.78 | Effective | FRI | 6,500.27 | Industrial | 5 yrs |
| 15/12/2020 | 20/02/2021 | Tachbrook Park | Warwick | GRND,1 | 1,624 | 10.44 | Effective | FRI | 16,954.05 | Industrial | 4 yrs |
| 01/10/2020 | 31/10/2020 | Neilston St | Leamington Spa | GRND | 644 | 10.00 | Asking | | 6,440.00 | Industrial | 3 yrs |
| 05/03/2021 | 05/04/2021 | 9 Cattell Rd | Warwick | GRND | 1,008 | 9.87 | Effective | FRI | 9,948.82 | Industrial | 3 yrs |
| 16/10/2019 | 15/11/2019 | Rigby Close | Warwick | GRND,MEZZ | 691 | 9.77 | Asking | FRI | 6,751.07 | Industrial | |
| 13/11/2019 | 13/12/2019 | 12 Hurlbutt Rd | Warwick | GRND | 1,042 | 9.60 | Asking | FRI | 10,003.20 | Industrial | |
| 18/03/2021 | 18/04/2021 | Budbrooke Rd | Warwick | GRND | 1,032 | 9.21 | Achieved | FRI | 9,504.72 | Industrial | 6 yrs |
| 01/06/2020 | 17/07/2020 | Bath Pl | Leamington Spa | GRND | 1,039 | 9.14 | Effective | | 9,496.30 | Industrial | 6 yrs |
| 02/01/2020 | 22/01/2020 | Neilston St | Leamington Spa | GRND | 751 | 9.03 | Effective | | 6,781.23 | Industrial | 2 yrs |
| 01/08/2020 | 28/08/2020 | Neilston St | Leamington Spa | GRND | 1,170 | 9.00 | Achieved | | 10,530.00 | Industrial | 10 yrs |
| 01/06/2020 | 18/06/2020 | Neilston St | Leamington Spa | GRND | 638 | 9.00 | Achieved | | 5,742.00 | Industrial | 3 yrs |
| 02/01/2020 | 29/01/2020 | Neilston St | Leamington Spa | GRND | 644 | 9.00 | Achieved | | 5,796.00 | Industrial | 3 yrs |
| 19/07/2019 | 19/08/2019 | Budbrooke Rd | Warwick | GRND | 1,008 | 8.98 | Effective | | 9,054.00 | Industrial | 4 yrs |
| 23/09/2020 | 23/10/2020 | 1 Harris Rd | Warwick | GRND,1 | 2,744 | 8.21 | Asking | | 22,528.24 | Light Industrial | |
| 28/01/2021 | 27/02/2021 | Cape Rd | Warwick | GRND | 2,916 | 8.06 | Asking | | 23,502.96 | Industrial | 1 yr |
| 01/06/2020 | 01/06/2020 | Spa Park | Leamington Spa | GRND,1 | 40,000 | 8.00 | Asking | | 320,000.00 | Industrial | 10 yrs |
| 23/07/2019 | 23/07/2019 | 1 Queensway | Leamington Spa | GRND,1 | 24,700 | 7.89 | Asking | | 194,883.00 | Industrial | |
| 13/10/2020 | 01/11/2020 | Cotton Dr | Kenilworth | GRND | 1,448 | 7.60 | Effective | | 11,004.80 | Industrial | 5 yrs |
| 01/06/2020 | 01/06/2020 | Ramsey Rd | Leamington Spa | GRND,1 | 8,881 | 7.50 | Asking | | 66,607.50 | Industrial | |
| 26/08/2019 | 01/11/2019 | Warwick Byp | Warwick | GRND | 25,536 | 7.50 | Asking | FRI | 191,520.00 | Industrial | 15 yrs |
| 02/11/2020 | 01/04/2021 | Harrison Way | Leamington Spa | GRND,1,MEZ | 30,324 | 6.84 | Asking | | 207,416.16 | Industrial | |
| 10/12/2020 | 10/12/2020 | 4B Berrington Rd | Leamington Spa | GRND | 10,438 | 6.71 | Asking | | 70,038.98 | Industrial | 5 yrs |
| 20/06/2019 | 20/06/2019 | Berrington Rd | Leamington Spa | GRND | 6,555 | 6.38 | Effective | FRI | 41,817.52 | Industrial | 10 yrs |
| 12/02/2021 | 12/04/2021 | Rigby Close | Warwick | GRND,1 | 2,584 | 6.19 | Asking | | 15,994.96 | Industrial | 4 yrs |
| 28/10/2019 | 13/12/2019 | Budbrooke Rd | Warwick | GRND,MEZZ | 1,697 | 6.19 | Achieved | | 10,504.43 | Industrial | 3 yrs |
| 28/07/2020 | 28/07/2020 | 20 Caswell Rd | Leamington Spa | GRND,MEZZ | 7,575 | 6.18 | Effective | | 46,813.28 | Industrial | 10 yrs |
| 12/11/2019 | 15/01/2020 | 11 Althorpe St | Leamington Spa | GRND | 2,183 | 6.18 | Achieved | FRI | 13,490.94 | Industrial | 3 yrs |
| 27/08/2020 | 27/09/2020 | Cattell Rd | Warwick | GRND,1 | 3,112 | 6.06 | Achieved | | 18,858.72 | Industrial | 5 yrs |
| 21/10/2019 | 21/10/2019 | Princes Dr | Kenilworth | GRND | 1,862 | 6.04 | Effective | FRI | 11,246.12 | Industrial | 5 yrs |
| 17/07/2020 | 15/09/2020 | 9A-9B Princes Dr | Kenilworth | GRND | 5,530 | 5.27 | Effective | FRI | 29,142.12 | Industrial | 5 yrs |
| 13/05/2020 | 15/08/2020 | Common Ln | Kenilworth | GRND | 1,640 | 4.76 | Asking | IRO | 7,806.40 | Industrial | 2 yrs 4 mos |
| 01/08/2019 | 01/08/2019 | Queensway | Leamington Spa | GRND,1 | 46,274 | 4.55 | Asking | | 210,546.70 | Industrial | 5 yrs |
| 01/03/2020 | 01/03/2020 | 23 Longfield Rd | Leamington Spa | GRND | 3,305 | 4.54 | Asking | | 15,004.70 | Industrial | |
| 12/07/2019 | 12/08/2019 | 3 Welton Rd | Warwick | GRND,1 | 15,335 | 4.53 | Asking | FRI | 69,467.55 | Industrial | 10 yrs |
| 01/02/2020 | 25/05/2020 | 21 Hurlbutt Rd | Warwick | GRND,MEZZ | 4,698 | 4.47 | Achieved | | 21,000.06 | Industrial | 3 yrs |
| 01/06/2020 | 01/07/2021 | Long Itchington Rd | Leamington Spa | GRND,1 | 49,046 | 4.25 | Asking | | 208,445.50 | Industrial | 3 yrs |
| 08/12/2020 | 08/12/2020 | Millers | Warwick | GRND | 14,037 | 2.85 | Asking | | 40,005.45 | Light Industrial | |
| 01/06/2020 | 01/07/2020 | Long Itchington Rd | Leamington Spa | GRND | 12,069 | 2.39 | Asking | | 28,844.91 | Industrial | 3 yrs |
| 04/05/2020 | 04/06/2020 | Long Itchington Rd | Leamington Spa | GRND | 11,944 | 2.39 | Asking | | 28,546.16 | Industrial | 3 yrs |
| 01/03/2020 | 01/03/2020 | Leamington Rd | Leamington Spa | GRND,MEZZ | 3,741 | 1.92 | Achieved | | 7,182.72 | Industrial | 1 yr |

Appendix 5 - BCIS costs

£/m2 study

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

Last updated: 15-Jan-2022 00:38

➤ Rebased to Warwick (99; sample 39)

Maximum age of results: Default period

| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|--|--------------------------------|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| New build | | | | | | | |
| 282. Factories | | | | | | | |
| Generally (20) | 1,109 | 255 | 624 | 911 | 1,322 | 4,217 | 96 |
| Up to 500m2 GFA (20) | 1,420 | 909 | 1,023 | 1,204 | 1,782 | 2,435 | 13 |
| 500 to 2000m2 GFA (20) | 1,176 | 255 | 688 | 1,048 | 1,315 | 4,217 | 42 |
| Over 2000m2 GFA (20) | 942 | 459 | 548 | 768 | 1,041 | 2,392 | 41 |
| 282.1 Advance factories | | | | | | | |
| Generally (15) | 964 | 455 | 787 | 933 | 1,160 | 1,575 | 22 |
| Up to 500m2 GFA (15) | 1,079 | 909 | 923 | 1,059 | 1,156 | 1,424 | 7 |
| 500 to 2000m2 GFA (15) | 1,048 | 455 | 880 | 1,103 | 1,225 | 1,575 | 9 |
| Over 2000m2 GFA (15) | 705 | 530 | 565 | 693 | 818 | 933 | 6 |
| 282.12 Advance factories/offices - mixed facilities (class B1) | | | | | | | |
| Generally (20) | 1,268 | 491 | 767 | 1,185 | 1,589 | 2,435 | 20 |
| Up to 500m2 GFA (20) | 2,163 | 1,782 | - | 2,271 | - | 2,435 | 3 |
| 500 to 2000m2 GFA (20) | 1,240 | 491 | 1,106 | 1,366 | 1,494 | 1,661 | 6 |
| Over 2000m2 GFA (20) | 1,040 | 513 | 701 | 812 | 1,264 | 2,392 | 11 |
| 282.2 Purpose built factories | | | | | | | |
| Generally (30) | 1,215 | 255 | 638 | 1,041 | 1,552 | 4,217 | 79 |
| Up to 500m2 GFA (30) | 1,416 | 758 | 982 | 1,204 | 1,905 | 2,178 | 7 |
| 500 to 2000m2 GFA (30) | 1,315 | 255 | 686 | 968 | 1,470 | 4,217 | 28 |
| Over 2000m2 GFA (30) | 1,119 | 338 | 611 | 1,047 | 1,510 | 2,222 | 44 |
| 282.22 Purpose built factories/Offices - mixed facilities (15) | 936 | 468 | 771 | 941 | 1,034 | 1,652 | 23 |
| 284. Warehouses/stores | | | | | | | |
| Generally (15) | 980 | 385 | 587 | 783 | 1,049 | 4,529 | 44 |
| Up to 500m2 GFA (15) | 1,881 | 648 | 963 | 1,340 | 2,365 | 4,529 | 7 |
| 500 to 2000m2 GFA (15) | 894 | 458 | 659 | 804 | 1,014 | 1,562 | 17 |
| Over 2000m2 GFA (15) | 738 | 385 | 555 | 629 | 864 | 1,541 | 20 |
| 284.1 Advance warehouses/stores (15) | 781 | 395 | 578 | 803 | 980 | 1,258 | 10 |
| 284.2 Purpose built warehouses/stores | | | | | | | |

| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|--|--------------------------------|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| Generally (15) | 1,044 | 385 | 609 | 783 | 1,165 | 4,529 | 32 |
| Up to 500m2 GFA (15) | 2,249 | 648 | 1,340 | 1,883 | 2,846 | 4,529 | 5 |
| 500 to 2000m2 GFA (15) | 858 | 458 | 627 | 783 | 976 | 1,562 | 14 |
| Over 2000m2 GFA (15) | 782 | 385 | 574 | 679 | 929 | 1,541 | 13 |
| 284.5 Cold stores/refrigerated stores (25) | 1,239 | 905 | - | 988 | - | 1,825 | 3 |
| 320. Offices | | | | | | | |
| Generally (15) | 2,049 | 1,008 | 1,472 | 1,932 | 2,381 | 4,971 | 75 |
| Air-conditioned | | | | | | | |
| Generally (15) | 2,035 | 1,213 | 1,628 | 1,978 | 2,338 | 3,493 | 24 |
| 1-2 storey (15) | 2,023 | 1,213 | 1,755 | 1,896 | 2,026 | 3,493 | 9 |
| 3-5 storey (15) | 1,919 | 1,376 | 1,516 | 1,932 | 2,350 | 2,742 | 11 |
| 6 storey or above (20) | 2,539 | 1,745 | 2,085 | 2,251 | 2,560 | 4,517 | 9 |
| Not air-conditioned | | | | | | | |
| Generally (15) | 2,030 | 1,008 | 1,423 | 1,903 | 2,499 | 3,397 | 34 |
| 1-2 storey (15) | 2,073 | 1,175 | 1,455 | 1,903 | 2,568 | 3,247 | 16 |
| 3-5 storey (15) | 1,981 | 1,008 | 1,421 | 1,826 | 2,462 | 3,397 | 16 |
| 6 storey or above (20) | 2,407 | 1,864 | - | 2,493 | - | 2,780 | 4 |
| 342. Shopping centres (30) | 1,466 | 1,119 | - | 1,448 | - | 1,833 | 3 |
| 344. Hypermarkets, supermarkets | | | | | | | |
| Generally (30) | 1,639 | 671 | 1,138 | 1,462 | 2,215 | 2,858 | 29 |
| Up to 1000m2 (30) | 2,097 | 1,473 | - | - | - | 2,720 | 2 |
| 1000 to 7000m2 GFA (30) | 1,625 | 671 | 1,042 | 1,448 | 2,221 | 2,858 | 24 |
| 7000 to 15000m2 (30) | 1,385 | - | - | - | - | - | 1 |
| Over 15000m2 GFA (30) | 1,810 | - | - | - | - | - | 1 |
| 810. Housing, mixed developments (15) | 1,339 | 733 | 1,173 | 1,300 | 1,458 | 3,041 | 1218 |
| 810.1 Estate housing | | | | | | | |
| Generally (15) | 1,335 | 646 | 1,138 | 1,287 | 1,458 | 4,631 | 1491 |
| Single storey (15) | 1,501 | 854 | 1,277 | 1,452 | 1,670 | 4,631 | 244 |
| 2-storey (15) | 1,290 | 646 | 1,123 | 1,255 | 1,410 | 2,816 | 1150 |
| 3-storey (15) | 1,379 | 837 | 1,108 | 1,319 | 1,547 | 2,754 | 92 |
| 4-storey or above (15) | 2,816 | 1,372 | 2,247 | 2,509 | 3,773 | 4,176 | 5 |
| 810.11 Estate housing detached (15) | 1,728 | 995 | 1,305 | 1,473 | 1,740 | 4,631 | 21 |
| 810.12 Estate housing semi detached | | | | | | | |
| Generally (15) | 1,332 | 790 | 1,147 | 1,300 | 1,462 | 2,465 | 353 |
| Single storey (15) | 1,486 | 987 | 1,290 | 1,464 | 1,641 | 2,465 | 73 |
| 2-storey (15) | 1,293 | 790 | 1,140 | 1,266 | 1,415 | 2,253 | 267 |

| Building function (Maximum age of projects) | £/m ² gross internal floor area | | | | | | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| 3-storey (15) | 1,269 | 948 | 1,011 | 1,253 | 1,372 | 1,936 | 13 |
| 810.13 Estate housing terraced | | | | | | | |
| Generally (15) | 1,377 | 837 | 1,123 | 1,305 | 1,514 | 4,176 | 275 |
| Single storey (15) | 1,547 | 1,023 | 1,317 | 1,458 | 1,780 | 2,167 | 25 |
| 2-storey (15) | 1,325 | 840 | 1,121 | 1,265 | 1,456 | 2,816 | 205 |
| 3-storey (15) | 1,405 | 837 | 1,101 | 1,304 | 1,583 | 2,754 | 43 |
| 4-storey or above (10) | 3,975 | 3,773 | - | - | - | 4,176 | 2 |
| 816. Flats (apartments) | | | | | | | |
| Generally (15) | 1,575 | 778 | 1,310 | 1,500 | 1,773 | 5,428 | 851 |
| 1-2 storey (15) | 1,494 | 925 | 1,273 | 1,428 | 1,674 | 2,678 | 194 |
| 3-5 storey (15) | 1,552 | 778 | 1,303 | 1,485 | 1,759 | 3,287 | 557 |
| 6 storey or above (15) | 1,869 | 1,153 | 1,542 | 1,753 | 1,994 | 5,428 | 97 |
| 852. Hotels (15) | 2,230 | 1,232 | 1,792 | 2,144 | 2,758 | 3,211 | 16 |

Appendix 6 - Accessibility standards cost calculations

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

| Cost per dwelling (Table 45) | | | | | |
|------------------------------|---------|---------|----------|----------|----------|
| | 1B flat | 2B flat | 2B House | 3B House | 4b House |
| Cat 2 | £940 | £907 | £523 | £521 | £520 |
| Cat 3(a) | £7,607 | £7,891 | £9,754 | £10,307 | £10,568 |
| Car 3(b) | £7,764 | £8,048 | £22,238 | £22,791 | £23,052 |

| Dwelling construction costs (Tables 12 and 12b) | | | | | |
|---|-----------|-----------|-----------|---------|-----------|
| Size sqm | 50 | 67 | 72 | 96 | 117 |
| Cost per unit | £81,966 | £94,520 | £78,044 | £95,741 | £121,045 |
| Cost psm | £1,639.32 | £1,410.75 | £1,083.94 | £997.30 | £1,034.57 |

| Standards as % of construction costs | | | | | |
|--------------------------------------|---------|---------|----------|----------|----------|
| | 1B flat | 2B flat | 2B House | 3B House | 4b House |
| Cat 2 | 1.15% | 0.96% | 0.67% | 0.54% | 0.43% |
| Cat 3(a) | 9.28% | 8.35% | 12.50% | 10.77% | 8.73% |
| Cat 3(b) | 9.47% | 8.51% | 28.49% | 23.80% | 19.04% |

| Cost uplifts applied in study | | |
|-------------------------------|-------|--------|
| | Flats | Houses |
| Cat 2 | 1.15% | 0.54% |
| Cat 3(a) | 9.28% | 10.77% |
| Cat 3(b) | 9.47% | 23.80% |

Appendix 7 - Base appraisal results

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 375,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 3,125,000 | 571,148 | 492,778 | 427,468 | 297,603 | 33,994 |
| 5 | Large housing scheme | 125 | 5,125,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 187,500 | - 117,551 - | - 126,596 - | - 134,710 - | - 149,733 - | - 187,663 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 378,343 - | - 407,420 - | - 429,943 - | - 471,638 - | - 605,819 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,934,154 - | - 1,996,920 - | - 2,050,882 - | - 2,160,033 - | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 3,299,453 - | - 3,408,605 - | - 3,498,467 - | - 3,674,072 - | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 12,499,906 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | - 112,244 - | - 160,816 - | - 205,822 - | - 298,400 - | - 502,122 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 225,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 615,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 1,875,000 | 571,148 | 492,778 | 427,468 | 297,603 | 33,994 |
| 5 | Large housing scheme | 125 | 3,075,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 112,500 | - 117,551 - | - 126,596 - | - 134,710 - | - 149,733 - | - 187,663 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 378,343 - | - 407,420 - | - 429,943 - | - 471,638 - | - 605,819 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,934,154 - | - 1,996,920 - | - 2,050,882 - | - 2,160,033 - | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 600,000 | - 3,299,453 - | - 3,408,605 - | - 3,498,467 - | - 3,674,072 - | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 7,499,943 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | - 112,244 - | - 160,816 - | - 205,822 - | - 298,400 - | - 502,122 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 111,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 303,400 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 925,000 | 571,148 | 492,778 | 427,468 | 297,603 | 33,994 |
| 5 | Large housing scheme | 125 | 1,517,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 55,500 | - 117,551 - | - 126,596 - | - 134,710 - | - 149,733 - | - 187,663 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 378,343 - | - 407,420 - | - 429,943 - | - 471,638 - | - 605,819 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,934,154 - | - 1,996,920 - | - 2,050,882 - | - 2,160,033 - | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 296,000 | - 3,299,453 - | - 3,408,605 - | - 3,498,467 - | - 3,674,072 - | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 3,699,972 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | - 112,244 - | - 160,816 - | - 205,822 - | - 298,400 - | - 502,122 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 75,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 205,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 625,000 | 571,148 | 492,778 | 427,468 | 297,603 | 33,994 |
| 5 | Large housing scheme | 125 | 1,025,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 37,500 | - 117,551 - | - 126,596 - | - 134,710 - | - 149,733 - | - 187,663 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 378,343 - | - 407,420 - | - 429,943 - | - 471,638 - | - 605,819 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,934,154 - | - 1,996,920 - | - 2,050,882 - | - 2,160,033 - | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 200,000 | - 3,299,453 - | - 3,408,605 - | - 3,498,467 - | - 3,674,072 - | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 2,499,981 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | - 112,244 - | - 160,816 - | - 205,822 - | - 298,400 - | - 502,122 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 375,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 187,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 12,499,906 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 225,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 615,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 112,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 7,499,943 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 111,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 303,400 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 925,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 55,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 3,699,972 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 75,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 205,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 625,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 37,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 2,499,981 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 375,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 187,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 225,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 615,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 112,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 111,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 303,400 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 925,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 55,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 75,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 205,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 625,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 37,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D
£13k per unit Section 106 contribution £3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 375,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 187,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 250,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 225,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 615,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 112,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 150,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 111,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 303,400 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 925,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 55,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 74,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 75,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 205,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 625,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 37,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 50,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 375,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 187,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 250,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 625,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 225,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 615,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 112,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 150,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 375,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 111,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 303,400 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 925,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 55,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 74,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 185,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 75,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 205,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 625,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 37,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 50,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 125,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 375,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 187,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 250,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 625,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 225,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 112,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 150,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 375,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 111,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 925,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 55,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 74,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 185,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 75,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 625,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 37,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 50,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 125,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 375,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 187,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 250,000 | 176,731 | 147,929 | 125,721 | 84,608 | 48,376 |
| 8 | Large flatted scheme | 60 | 625,000 | 569,027 | 631,793 | 685,754 | 794,906 | 1,058,480 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 925,888 | 1,035,040 | 1,124,902 | 1,300,506 | 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 12,499,906 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 225,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 112,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 150,000 | 176,731 | 147,929 | 125,721 | 84,608 | 48,376 |
| 8 | Large flatted scheme | 60 | 375,000 | 569,027 | 631,793 | 685,754 | 794,906 | 1,058,480 |
| 9 | Large flatted scheme | 100 | 600,000 | 925,888 | 1,035,040 | 1,124,902 | 1,300,506 | 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 7,499,943 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 111,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 925,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 55,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 74,000 | 176,731 | 147,929 | 125,721 | 84,608 | 48,376 |
| 8 | Large flatted scheme | 60 | 185,000 | 569,027 | 631,793 | 685,754 | 794,906 | 1,058,480 |
| 9 | Large flatted scheme | 100 | 296,000 | 925,888 | 1,035,040 | 1,124,902 | 1,300,506 | 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 3,699,972 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 75,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 625,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 37,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 50,000 | 176,731 | 147,929 | 125,721 | 84,608 | 48,376 |
| 8 | Large flatted scheme | 60 | 125,000 | 569,027 | 631,793 | 685,754 | 794,906 | 1,058,480 |
| 9 | Large flatted scheme | 100 | 200,000 | 925,888 | 1,035,040 | 1,124,902 | 1,300,506 | 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 2,499,981 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 375,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 187,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 250,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 625,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 225,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 112,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 150,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 375,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 600,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 111,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 925,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 55,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 74,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 185,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 296,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 75,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 625,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 37,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 50,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 125,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 200,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: I
£13k per unit Section 106 contribution £4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 375,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 187,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 250,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 625,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 225,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 112,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 150,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 375,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 600,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 111,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 925,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 55,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 74,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 185,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 296,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 75,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 625,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 37,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 50,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 125,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 200,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Appendix 8 - Sensitivity analysis – growth

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 375,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 187,500 | 71,448 | 61,456 | 53,455 | 38,642 - | 3,308 |
| 7 | Medium flatted scheme | 25 | 250,000 | 224,359 | 192,238 | 170,030 | 128,917 - | 19,595 |
| 8 | Large flatted scheme | 60 | 625,000 | - 952,094 - | - 1,022,417 - | - 1,076,379 - | - 1,185,530 - | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 1,587,535 - | - 1,709,829 - | - 1,799,691 - | - 1,975,295 - | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 225,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 112,500 | 71,448 | 61,456 | 53,455 | 38,642 - | 3,308 |
| 7 | Medium flatted scheme | 25 | 150,000 | 224,359 | 192,238 | 170,030 | 128,917 - | 19,595 |
| 8 | Large flatted scheme | 60 | 375,000 | - 952,094 - | - 1,022,417 - | - 1,076,379 - | - 1,185,530 - | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 600,000 | - 1,587,535 - | - 1,709,829 - | - 1,799,691 - | - 1,975,295 - | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 111,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 925,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 55,500 | 71,448 | 61,456 | 53,455 | 38,642 - | 3,308 |
| 7 | Medium flatted scheme | 25 | 74,000 | 224,359 | 192,238 | 170,030 | 128,917 - | 19,595 |
| 8 | Large flatted scheme | 60 | 185,000 | - 952,094 - | - 1,022,417 - | - 1,076,379 - | - 1,185,530 - | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 296,000 | - 1,587,535 - | - 1,709,829 - | - 1,799,691 - | - 1,975,295 - | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 75,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 625,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 37,500 | 71,448 | 61,456 | 53,455 | 38,642 - | 3,308 |
| 7 | Medium flatted scheme | 25 | 50,000 | 224,359 | 192,238 | 170,030 | 128,917 - | 19,595 |
| 8 | Large flatted scheme | 60 | 125,000 | - 952,094 - | - 1,022,417 - | - 1,076,379 - | - 1,185,530 - | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 200,000 | - 1,587,535 - | - 1,709,829 - | - 1,799,691 - | - 1,975,295 - | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 375,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 187,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 250,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 625,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 12,499,906 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 225,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 112,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 150,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 375,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 600,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 7,499,943 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 111,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 925,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 55,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 74,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 185,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 296,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 3,699,972 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 75,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 625,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 37,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 50,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 125,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 200,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 2,499,981 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 375,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 187,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 250,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 625,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 225,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 112,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 150,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 375,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 600,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 111,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 925,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 55,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 74,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 185,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 296,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 75,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 625,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 37,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 50,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 125,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 200,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D
£13k per unit Section 106 contribution £3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 375,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 187,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 250,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 625,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 12,499,906 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 225,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 112,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 150,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 375,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 600,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 7,499,943 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 111,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 925,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 55,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 74,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 185,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 296,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 3,699,972 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 75,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 625,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 37,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 50,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 125,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 200,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 2,499,981 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 375,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 5,125,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 187,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 250,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 625,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 12,499,906 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 225,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 3,075,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 112,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 150,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 375,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 600,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 7,499,943 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 111,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 925,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 1,517,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 55,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 74,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 185,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 296,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 3,699,972 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 75,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 625,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 1,025,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 37,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 50,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 125,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 200,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 2,499,981 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 375,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 3,125,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 5,125,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 187,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 250,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 625,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 12,499,906 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 225,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 1,875,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 3,075,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 112,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 150,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 375,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 7,499,943 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 111,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 925,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 1,517,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 55,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 74,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 185,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 3,699,972 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 75,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 625,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 1,025,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 37,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 50,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 125,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 2,499,981 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 375,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 3,125,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 5,125,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 187,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 250,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 625,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 12,499,906 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 225,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 1,875,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 3,075,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 112,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 150,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 375,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 7,499,943 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 111,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 925,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 1,517,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 55,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 74,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 185,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 3,699,972 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 75,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 625,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 1,025,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 37,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 50,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 125,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 2,499,981 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 375,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 3,125,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 5,125,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 187,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 250,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 12,499,906 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 225,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 1,875,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 3,075,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 112,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 150,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 7,499,943 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 111,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 925,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 1,517,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 55,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 74,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 3,699,972 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 75,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 625,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 1,025,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 37,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 50,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 2,499,981 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: I
£4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 375,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 3,125,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 5,125,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 187,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 250,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 12,499,906 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 225,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 1,875,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 3,075,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 112,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 150,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 7,499,943 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 111,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 925,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 1,517,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 55,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 74,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 3,699,972 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 75,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 625,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 1,025,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 37,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 50,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 2,499,981 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Appendix 9 - Sensitivity analysis – downside

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 375,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 3,125,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 187,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 625,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 12,499,906 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 225,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 615,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 1,875,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 112,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 375,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 600,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 7,499,943 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 111,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 303,400 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 925,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 55,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 185,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 296,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 3,699,972 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 75,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 205,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 625,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 37,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 125,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 200,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 2,499,981 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 375,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 187,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 12,499,906 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 225,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 615,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 112,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 7,499,943 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 111,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 303,400 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 925,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 55,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 3,699,972 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 75,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 205,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 625,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 37,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 2,499,981 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 375,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 187,500 | 17,914 | 8,068 | 66 - | 14,955 - | 56,832 |
| 7 | Medium flatted scheme | 25 | 250,000 | 88,656 - | 120,755 - | 143,278 - | 184,973 - | 333,120 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,361,798 - | 1,431,096 - | 1,485,059 - | 1,594,209 - | 1,885,217 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,301,010 - | 2,421,522 - | 2,511,384 - | 2,686,989 - | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 12,499,906 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 225,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 615,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 112,500 | 17,914 | 8,068 | 66 - | 14,955 - | 56,832 |
| 7 | Medium flatted scheme | 25 | 150,000 | 88,656 - | 120,755 - | 143,278 - | 184,973 - | 333,120 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,361,798 - | 1,431,096 - | 1,485,059 - | 1,594,209 - | 1,885,217 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,301,010 - | 2,421,522 - | 2,511,384 - | 2,686,989 - | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 7,499,943 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 111,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 303,400 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 925,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 55,500 | 17,914 | 8,068 | 66 - | 14,955 - | 56,832 |
| 7 | Medium flatted scheme | 25 | 74,000 | 88,656 - | 120,755 - | 143,278 - | 184,973 - | 333,120 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,361,798 - | 1,431,096 - | 1,485,059 - | 1,594,209 - | 1,885,217 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,301,010 - | 2,421,522 - | 2,511,384 - | 2,686,989 - | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 3,699,972 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 75,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 205,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 625,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 37,500 | 17,914 | 8,068 | 66 - | 14,955 - | 56,832 |
| 7 | Medium flatted scheme | 25 | 50,000 | 88,656 - | 120,755 - | 143,278 - | 184,973 - | 333,120 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,361,798 - | 1,431,096 - | 1,485,059 - | 1,594,209 - | 1,885,217 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,301,010 - | 2,421,522 - | 2,511,384 - | 2,686,989 - | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 2,499,981 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D
£13k per unit Section 106 contribution £3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 375,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 187,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | 38,801 - | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 225,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 615,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 112,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | 38,801 - | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 111,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 303,400 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 925,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 55,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | 38,801 - | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 75,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 205,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 625,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 37,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | 38,801 - | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 375,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 187,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 250,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 625,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 225,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 112,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 150,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 375,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 111,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 925,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 55,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 74,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 185,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 75,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 625,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 37,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 50,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 125,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 375,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 187,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 250,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 625,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 12,499,906 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 225,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 112,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 150,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 375,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 600,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 7,499,943 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 111,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 925,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 55,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 74,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 185,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 296,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 3,699,972 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 75,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 625,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 37,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 50,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 125,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 200,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 2,499,981 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 375,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 187,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 250,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 625,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 225,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 112,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 150,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 375,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 600,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 111,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 925,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 55,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 74,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 185,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 296,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 75,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 625,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 37,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 50,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 125,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 200,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 375,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 187,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 250,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 625,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 225,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 112,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 150,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 375,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 600,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 111,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 925,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 55,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 74,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 185,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 296,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 75,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 625,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 37,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 50,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 125,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 200,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: I
£4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 375,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 5,125,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 187,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 250,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 625,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 12,499,906 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 225,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 3,075,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 112,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 150,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 375,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 600,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 7,499,943 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 111,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 925,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 1,517,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 55,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 74,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 185,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 296,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 3,699,972 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 75,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 625,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 1,025,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 37,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 50,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 125,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 200,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 2,499,981 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Appendix 10 - Review of consultation responses

Home Builders Federation

| HBF comment | Response |
|--|---|
| 1 Notes that Policy DM2 of adopted LP policy will apply where requirements of the DPD cannot be met. Says that viability of individual developments should be tested at the plan making stage. | The VS tests a range of typologies and is therefore compliant with the approach required by the PPG. The PPG does not require that every single site be tested. |
| 2 Viability should not be conducted on the margins of viability especially in the aftermath of uncertainties caused by the Covid-19 pandemic and Brexit. | Since January 2020, residential sales values in Warwick have increased by 10.4%, during the period of the pandemic. Housing market conditions are therefore relatively benign. |
| 3 The Council's viability assessment is set out in Net Zero Carbon DPD Viability Study dated June 2021 by BNP Paribas Real Estate. The Council's Viability Study should accurately account for all costs for affordable housing provision, CIL, S106 contributions and sought policy requirements. | All of these costs are incorporated into the VS. |
| 4 Exceptional costs should not be accounted for in BLV. | The PPG is clear on this point – the HBF may take issue with what the PPG says, but that is a matter they should raise with central government. The BLVs provide more than adequate returns to landowners above EUV even if some sites incur exceptional costs. |
| 5 The tenure mix should comply with requirement that 10% of homes should be made available for Home Ownership | First Homes are not yet a Local Plan requirement. Nevertheless, 30% of affordable dwellings are to be available for home ownership through the shared ownership programme. For the purposes of viability testing, there is unlikely to be any significant difference in value between shared ownership and First Homes. |
| 6 The Environment Bill requires 10% Biodiversity Net Gain | The VS incorporates a cost uplift for BNG in line with DEFRA's impact assessment. |
| 7 Various comments regarding the Cornwall Climate Emergency DPD work by Currie and Brown. | These have been superseded by more work done by Warwick DC and its advisors. |
| 8 The impact of additional costs varies between development typologies and locations within the District. A flexible approach will be necessary to application of DPD policies. | This is something of a truism; where residual values are lower, an additional cost will have a greater impact. The Council has already indicated that there will be a degree of flexibility in the application of DPD policies. |
| 9 If the viability of sites is overstated, policy requirements will be set at unrealistic levels. | Viability of sites is not overstated. The costs of the DPD policies are relatively small in the context of overall development costs and affordable housing is a far more significant driver in viability. |

RPS on behalf of Taylor Wimpey

| RPS comment | Response |
|--|---|
| <p>1 Policy NZC(E) allows for a relaxation of policy requirements for schemes that can demonstrate that they are unviable. States that paragraph 7.3 of the VS indicates that only rural district authorities are likely to be able to achieve the [NPPF] expectation that viability will rarely be used at the application stage. VS indicates that policies will need to be applied flexibly. Inconsistency between DPD suggestion that viability testing will only be required in exceptional circumstances and VS indication that it will be inevitable.</p> | <p>We do not suggest that viability testing will be inevitable, as there are many circumstances where all the policy requirements can be met in full without the need for further testing. Furthermore, given the limited additional costs involved, many developers will choose not to submit viability assessments where their scheme are on the margins of viability.</p> |
| <p>2 NPPF paragraph 34 indicates that policies should not undermine the deliverability of the plan.</p> | <p>Given the flexibility available in the NZC DPD and also the Local Plan policy approach to affordable housing (which is also applied flexibly), policies cannot, by definition, undermine the deliverability of the Plan. Policies can be applied flexibly to ensure that schemes can continue to come forward.</p> |
| <p>3 PPG para 001 indicates that policy requirements should be clear and that different requirements can be set for different types of development or location of site.</p> | <p>Affordable housing policy requirements are already established in the adopted plan. The District applies a single requirement across all types of development. The Council's ambition is that all schemes should contribute towards carbon reduction and there is no justification in viability terms for adopting a differential approach for different areas or types of development.</p> |
| <p>4 Refers to PPG para 007 and suggests that this means that the Council needs to demonstrate that the proposed policies in the DPD are viable "which has not yet been done".</p> | <p>RPS have mis-read the results of the assessment. In most circumstances, the emerging NZC policies can be readily accommodated alongside pre-existing policy requirements.</p> <p>RPS appear to be confusing unviable scenarios (e.g. flatted developments with low sales vales tested on sites with high value benchmarks) which are not likely to come forward in practice, with sites that are shown to be viable prior to the NZC policies being applied. It is not planning policy that is rendering the former unviable; this is simply a function of market dynamics. Not every site will come forward for residential as they are simply too valuable in their existing use relative to the value generated by development.</p> |
| <p>5 Suggests that other policy requirements should be amended.</p> | <p>The results of the VS incorporate existing policy requirements, including CIL and affordable housing and the cumulative policy requirement is shown to be viable in a range of circumstances. Consequently, there is no requirement for other policies to be changed.</p> |

Barwood Land

| Barwood Land comment | | Response |
|----------------------|---|--|
| 1 | We believe the viability assessment includes an error regarding the proposed and modelled BLV, with the results demonstrating that the policies are not viable at this stage. | <p>Four benchmark land values are tested in the VS, as outlined at paragraph 4.48, as follows:</p> <ul style="list-style-type: none"> ■ £250,000 per hectare; ■ £370,000 per hectare ■ £750,000 per hectare; ■ £1,250,000 per hectare. <p>These are the same BLVs used in the modelling. There are no errors and consequently the contention that the policies are not viable is incorrect.</p> |
| 2 | The viability assessment clearly shows that policies of the DPD will have a negative impact on land values for residential development. It shows that without a reduction in costs in other areas, i.e. the reduction in affordable housing provision in the majority of cases the policies are not viable for residential development. | <p>While it is correct that the DPD policies will reduce land values, this is not the same as sites being unviable. Flatted developments are unviable regardless of NZC policies in some areas and against some BLVs. However, flatted developments are only likely to come forward in higher value areas in the urban centres. In the main, despite the reductions in land values, residual values remain higher than BLVs and there will be no requirement for affordable housing to be reduced.</p> |
| 3 | This suggests that the Council are proposing to introduce policies that fail to meet the viability tests of the NPPF, and it is inappropriate to rely on Policy NZC2(E) as an alternative to ensuring new policies are not widely unviable, and to a development meeting the required standards. | <p>On a proper and proportionate reading of the results of the VS, the contention here is incorrect. In the main, it will not be necessary for developers to rely upon NZC(e) as the requirements can be readily met despite the reduction in residual land values.</p> |

Title: Net Zero Carbon Development Plan Document
Lead Officer: Andrew Cornfoot (01926 456 203)
Portfolio Holder: Councillor Alan Rhead
Wards of the District directly affected: All

Summary

This report sets out:

- a) The feedback from the consultation that was undertaken on the Net Zero Carbon Development Plan Document (NZC DPD) in Autumn 2021
- b) Details the changes made to the NZC DPD in response to that consultation and includes the revised draft of the DPD.

It also seeks approval to proceed with a consultation on the DPD under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012.

Recommendation(s)

- (1)** That Cabinet notes the report of public consultation (set out in Appendix 1) relating to the consultation.
 - (2)** That Cabinet supports the revised draft of the NZC DPD (set out in Appendix 2) as the basis of a further consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012.
 - (3)** That in the event it is decided to proceed with a consultation, delegated authority is given to the Head of Place and Economy in consultation with the Portfolio Holder for Climate Change, to make further amendments to the draft DPD prior to the consultation commencing, subject to these amendments not giving rise to substantive changes to the basis of the DPD as set out in Appendix 2. Furthermore, delegated authority is given to finalising the Sustainability and Viability Appraisals associated with the DPD for publication as part of the consultation.
 - (4)** That Cabinet notes that if the Council proceeds to a Regulation 19 consultation and officers subsequently advise to proceed to an Examination of the DPD, then a further report will be brought to Full Council seeking approval to proceed to submit the DPD to the Secretary of State for Examination.
-

1 Background/Information

- 1.1 At its meeting on 8th July 2021, the Cabinet agreed to commence a consultation under regulation 18 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 for the draft NZC DPD. The seven-week consultation commenced on 26th July 2021 and ran until 13th September 2021.

- 1.2 Since the consultation has ended a report of public consultation has been prepared which captures the comments and objections raised during the consultation. This is set out in Appendix 1. The report of public consultation also sets out the proposed response to the comments and objections including those that need to be reflected in revisions to the DPD or in updated evidence.
- 1.3 As a result of this, revisions have been made to the draft DPD. This report sets out the key changes and the revised draft is included in Appendix 2. These revisions seek to address the comments and objections and to clarify the DPD to ensure it is robust and effective once adopted.
- 1.4 A key part of the evidence base to support the DPD is the Viability Assessment. As a result of comments received relating to viability and amendments to the policies contained within the DPD, an update to the viability assessment has been undertaken. The updated viability assessment will be published as part of the public consultation.
- 1.5 Further technical evidence has also been produced following the Regulation 18 consultation to support the revised policies of the DPD and an Energy and Sustainability policy review is included in Appendix 3. This provides the technical justification for the proposed changes to the policies and will be published alongside the consultation draft of the DPD.
- 1.6 In addition, the Sustainability Appraisal is also being updated to address comments received through the consultation and to reflect the revised policies of the DPD. This will be published as part of the public consultation.
- 1.7 Officers are awaiting some updated evidence in relation to viability testing of the revised policies and an update to the sustainability appraisal and therefore seek delegated authority to make further amendments to the draft DPD prior to the consultation commencing, subject to these amendments not giving rise to substantive changes to the basis of the DPD as set out in Appendix 2. Delegated authority is also sought to finalise these two documents ahead of commencement of the public consultation where they will form part of the consultation and evidence base to support the DPD. Based on initial feedback and information provided from our viability consultant, officers have confidence that the majority of development types can be demonstrated to be viable when the policies of the DPD are applied.
- 1.8 A Regulation 19 consultation is the second stage of consultation when forming a Local Plan/DPD and it seeks to address two key questions:
- 1. Has the plan been prepared in accordance with all legal and procedural requirements?
 - 2. Does the plan meet the prescribed tests of soundness?
- 1.9 Following the Regulation 19 consultation, Full Council then has to decide whether it wishes to proceed to submit the DPD to the Secretary of State for Examination. A further report will therefore be brought to Council in due course.
- 1.10 Should Cabinet agree to proceed to the Regulation 19 Consultation, an indicative timetable for adoption of the DPD might be as follows (note: there are many variables that may affect this timetable, e.g. availability of an Inspector or whether any main modifications are required to be made and consulted upon):

1. Reg. 19 Consultation – Mid-late Feb 22 – Late March/Early April 22

2. Input responses to Reg.19 Consultation into consultation database; review and summarise representations – April 22
3. Collate documentation for submission including recommended changes for Council/the Inspector to consider – Late April 22
4. Report to Council for approval to submit DPD to SoS for Examination – 11th May 22
5. Request to Secretary of State to appoint Inspector – Mid May 22
6. Inspector appointed and EIP process commences – September 22
7. EIP process closes – September 22
8. Inspector makes main modifications recommendations – September 22
9. Public consultation on main modifications – October/November 22
10. Comments returned to Inspector – November 22
11. Inspector publishes report – December 22
12. DPD is amended in accordance with the Inspector's report – January 23
13. Final version of DPD taken to Council with a report requesting the Council adopts the DPD – February 23
14. Adoption – February 23.

1.11 **Summary of responses to the consultation**

- 1.12 Appendix 1 contains a report on the Consultation capturing comments received during the consultation, identifying key themes and also the key changes that have been made to the DPD in response to the consultation. However, the following paragraphs provide a brief overview of the consultation.
- 1.13 A total of 84 representations were received to the consultation from 43 different respondents (some respondents submitted more than one representation owing to how our consultation system is set up). Of the 43, 17 are respondents from organisations and 26 are from individuals.
- 1.14 47% of representations were in support of the DPD, 22% expressed mixed views, 20% were objections, 6% did not specify a position and 5% were unclear.
- 1.15 The consultation received a greater number of representations in support of the DPD than comments objecting, with the majority of respondents acknowledging the need for action to reduce the carbon footprint of new development and lessen the contribution to the causes of climate change. Where comments were of 'mixed' feedback, many of these still supported the goals of net zero carbon but wanted the policies to be more effective, forceful, or have clearer means for implementation.
- 1.16 A number of key themes were identified through the consultation including:
 - Embodied carbon (construction materials)
 - Energy hierarchy
 - Carbon offsetting
 - Supply chain deliverability
 - Performance gap / enforceability
 - Transport related emissions
 - Existing buildings / retrofit
 - Biodiversity measures
 - Policy flexibility

- Local circumstances
- Viability of development; and
- Sustainability Appraisal;

The consultation report in Appendix 1 explores the key issues raised relating to these themes.

1.17 **Changes to the DPD**

- 1.18 Appendix 1 sets out the changes to the DPD that have been made in response to the Regulation 18 consultation. The consultation report sets out the reasons for those changes and includes a table setting out how officers have responded to submitted representations. Officers have sought to make policies more robust and also, where appropriate, widened the scope of policies for example to require a consideration of embodied carbon for large major developments.

2 Alternative Options available to Cabinet

2.1 Alternative Option 1:

Cabinet could determine that they cannot support the revised draft of the NZC DPD and ask officers to reconsider aspects of the draft DPD and subsequently bring a further report to Cabinet seeking approval for a revised draft.

- 2.2 This however would add delay in the process of adopting the DPD and therefore might result in further homes securing planning permission before the DPD is adopted and therefore adding to the problem that this DPD seeks to address.

- 2.3 It should also be noted that in considering the consultation representations and arriving at revised policies, officers have sought the support of consultants with expertise in this field and therefore believe that the revised DPD, as set out in Appendix 2, is robust and is backed by evidence.

2.4 Alternative Option 2:

- 2.5 Cabinet could decide that they do not wish to proceed with the preparation of a NZC DPD.

- 2.6 However, this would mean that until national requirements to reduce carbon emissions from new buildings are introduced or policies are adopted in the emerging South Warwickshire Local Plan, then new development would be built in Warwick District that would be adding to the existing problem, thus not addressing the climate emergency.

- 2.7 It is anticipated that Building Regulations will be improved in this regard during 2022 but the changes are not expected to go as far as the policies in this draft DPD in addressing the climate emergency. More robust national policy on reducing carbon emissions from new buildings is expected through the implementation of the Future Homes Standard although new legislation for this standard is not expected until 2024 with implementation in 2025.

- 2.8 'Tackling Climate Change' is proposed to be an overarching principle that sits at the heart of the emerging South Warwickshire Local Plan. Therefore, robust policy that will see a reduction in carbon emissions is likely to be proposed in the Plan. However, the indicative timetable for adoption of the Plan is not until the end of 2025 and therefore significant levels of development is likely to go through the planning process in the interim period that wouldn't have notable carbon reduction requirements.

3 Consultation and Member's comments

- 3.1 The DPD that was subject to public consultation was drafted by officers with the benefit of having held a number of meetings with a cross-party member working group that provided a helpful steer for the direction that that DPD should take.
- 3.2 The draft DPD has been amended as a response to the public consultation and with the benefit of technical expertise.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 There are no legal or human rights implications of the proposed NZC DPD.

4.2 Financial

- 4.2.1 The costs of conducting a Regulation 19 consultation and reviewing the responses are covered within the existing budget framework. The costs associated with consultants associated with the preparation of the DPD are covered in part through the Climate Action Fund and also the Planning Reserve.
- 4.2.2 Further costs will be incurred in due course should a subsequent Council decision be taken to submit the DPD to the Secretary of State for Examination.
- 4.2.3 If the DPD is ultimately adopted it is very likely that additional specialist expertise will be required in the Development Management team to assess whether documentation submitted as part of planning applications demonstrates compliance with the policies of the DPD.

4.3 Council Plan

4.3.1 Fit for the Future (FFF)

- 4.3.2 The Council's FFF Strategy is designed to deliver the Vision for the District making it a great place to live, work and visit. The FFF Strategy has 3 strands, People, Services and Money, and each has an external and internal element to it, the details of which can be found [on the Council's website](#). The section below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

4.3.3 FFF Strands: External impacts

4.3.4 People – Health, Homes, Communities

The adoption of net zero carbon policies will result in a demonstrable improvement in the energy efficiency and quality of homes in the District. Homes built to these standards should also reduce fuel costs for occupants thus bringing benefits to livelihoods. The policies will minimise any adverse impact that communities in Warwick District are having upon the local and global climate.

4.3.5 Services – Green, Clean, Safe

- 4.3.6 The NZC DPD is a response to the climate emergency. A key outcome of the Fit for the Future Green, Clean, Safe strand is achieving the Council's stated outcome of total carbon emissions within Warwick District being as close to zero as possible by 2030. The DPD, or equivalent policy, will be critical to achieving this stated outcome.

- 4.3.7 The Council's Climate Emergency Action Programme Main Report, [Taking Action on Climate Change](#), dated January 2020, highlights the critical role that planning policy has in delivering the Council's aims on climate change by stating *"The role and influence of planning policy should not be underestimated in realising the net zero carbon ambitions of the District by 2030"*. In acknowledging the role of planning, the report further identifies the following action to improve the efficiency of buildings and reducing energy demand: *"Develop and implement policies that will deliver improved net zero carbon building standards – subject to national policy"*.
- 4.3.8 Point 3.6 of Ambition 2 of the Council's Climate Change Action Programme Summary ([WDC Climate Change Action Programme Summary](#)) promotes the requirement to build housing to net zero carbon in operation through the introduction of planning policies and states that this should *"set clear building standards for energy efficiency, heating systems, renewable and low carbon energy sources and (if necessary) carbon offsetting"*.
- 4.3.9 **Money – Infrastructure, Enterprise, Employment**
- 4.3.10 The adoption of the DPD policies will result in improved building standards for larger buildings and thus should bring down energy costs and reduce operational costs for businesses.
- 4.3.11 FFF Strands: Internal Impacts
- 4.3.12 **People – Effective Staff**
- 4.3.13 The standards that would be introduced by the DPD will result in new development being constructed to enhanced energy efficiency standards which may be of benefit to employees that live in the District or may in the future wish to live in the District. The authority is a leading authority nationally in preparing a Net Zero Carbon DPD and therefore its preparation provides a learning opportunity for officers.
- 4.3.14 **Services – Maintain or Improve Services**
- 4.3.15 The DPD policies will improve local planning policies so that they are fit for the short-medium term future and seek to address a key consideration for town planning and the Council, tackling climate change.
- 4.3.16 **Money – Firm Financial Footing over the Longer Term**
- 4.3.17 The DPD policies will not have any direct impact upon the finances of the Council. However, additional development that is constructed to standards short of net zero carbon standards is likely to have to be retrofitted in the future and this will have to be funded nationally, locally or by individuals.
- 4.4 **Environmental/Climate Change Implications**
- 4.4.1 The core purpose of preparing the NZC DPD is to respond to the climate emergency. A key outcome of the Fit for the Future Green, Clean, Safe strand is achieving the Council's stated outcome of total carbon emissions within Warwick District being as close to zero as possible by 2030. The DPD will be critical to achieving this stated outcome. See also Section 4.3.5 'Services – Green, Clean, Safe'.
- 4.5 **Analysis of the effects on Equality**
- 4.5.1 There are no equality impacts associated with the proposals in this report.
- 4.6 **Data Protection**
- 4.6.1 There are no Data Protection implications associated with the proposals in this

report.

4.7 Health and Wellbeing

- 4.8 The proposed DPD policies, if adopted, will improve energy efficiency of homes and businesses and it is expected that they will bring energy costs down. This will be of significant benefit to residents and businesses as it will reduce costs and reduce the number of people suffering from fuel poverty. This has the potential to have a significant positive impact upon health and wellbeing of residents.

5 Risk Assessment

- 5.1 Failure to develop and implement policies requiring new developments to be net zero carbon in operation will undermine the Council's Climate Emergency declaration and furthermore will mean the Council's stated ambitions on climate change would be undeliverable, in the absence of national policy being implemented.
- 5.2 Alternative Options 1 and 2 (see Section 2) identify risks associated with both adding delay into the process for the adoption of the DPD and with an approach that would result in the Council not proceeding with the preparation of the DPD.
- 5.3 A risk associated with proceeding with the adoption of the DPD is that the Council may commit significant resources (finances and staff time) into the preparation and adoption of the Plan only for measures to be implemented at the national level on a timescale earlier than currently anticipated, thus resulting in abortive work. However, based on current information the government's Future Homes Standard is not expected to be fully introduced until 2025 and therefore to not proceed with the DPD would potentially risk significant further development that doesn't already benefit from planning permission being built in the District to lower energy efficiency standards than the DPD will require. Furthermore, the work on preparing the DPD will be valuable in informing further work and emerging policies in the South Warwickshire Local Plan in the areas of net zero carbon buildings and tackling climate change more widely.
- 5.4 The Council, in developing policy for net zero carbon buildings, is at the forefront of policy formulation in this subject area nationally and as such there are fewer examples to draw learning from. As a result, pursuing the adoption of this DPD will result in further costs from technical consultants supporting the authority through to adoption.
- 5.5 Overall, it is considered that the risks of not proceeding to a Regulation 19 consultation and ultimately to adoption of the DPD are greater than any risks associated with proceeding.

6 Conclusion/Reasons for the Recommendation

- 6.1 This report provides feedback from the Regulation 18 public consultation that was undertaken on the Net Zero Carbon DPD in Autumn 2021. The report identifies key changes that have been made to the DPD following the consultation and includes a revised draft of the DPD. The report seeks approval to proceed with a consultation under Regulation 19, a necessary step in the process of adopting a DPD.
- 6.2 Officers are content that the revised draft DPD provides a more robust version

of the Plan that has responded to a wide-range of representations received through the public consultation. Crucially, in working with technical consultants with expertise in this area, it is considered that the policies within the DPD are suitably supported by evidence to demonstrate their suitability and viability.

Appendices

Appendix 1: Warwick Net Zero Carbon DPD Regulation 18 Consultation Report

Appendix 2: Draft Net Zero Carbon Development Plan Document

Appendix 3: Energy and Sustainability Policy Review

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|--|
| Committee/Date | Cabinet 10 th February 2022 | |
| Title of report | Net Zero Carbon Development Plan Document | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | N/A | |
| Portfolio Holder WDC & SDC * | 14/01/22 | Comments received 20/01/22 relating to the DPD |
| Financial Services * | 22/12/21 14/01/22 | |
| Legal Services * | N/A | |
| Other Services | N/A | |
| Chief Executive(s) | 22/12/21 14/01/22 | |
| Head of Service(s) | 22/12/21 14/01/22 | |
| Section 151 Officer | 22/12/21 14/01/22 | |
| Monitoring Officer | 22/12/21 14/01/22 | |
| CMT (WDC) | 22/12/21 14/01/22 | Minor comments received: 11/01/22 and 18/01/22 |
| Leadership Co-ordination Group (WDC) | 24/01/22 | |
| Other organisations | N/A | |
| Final decision by this Committee or rec to another Cttee/Council? | | Recommendation to :Cabinet / CouncilCommittee |
| Contrary to Policy/Budget framework | | No |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | Yes, Forward Plan item – 1,260 scheduled for 10 th February 2022 |
| Accessibility Checked? | | Yes |

Warwick Net Zero Carbon DPD Regulation 18 Consultation Report

Warwick District

Prepared for: Warwick District

January 2022

Prepared by: Paul Slater

Checked by: Amy Powell

Authorised by: Andrew Cornfoot

Project Ref: 2720

Issue: V4

LPA: Warwick

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1 Introduction

- 1.1 Edgars Planning Consultants and Bioregional Development Consultants are instructed by Warwick District Council (the Council) to prepare a report of the consultation responses received to the Net Zero Carbon Development Plan Document Consultation Draft July 2021 (Net Zero Carbon DPD). This report considers the representations received and makes recommendations with regard to the Council's response and amendments to the DPD.

Background

- 1.2 On 27th June 2019 Warwick District Council declared a climate emergency including commitments with regard:

- Becoming a net zero carbon organisation, including contracted out services by 2025
- Facilitating decarbonisation by local businesses, other organisations and residents so that total net carbon emissions within Warwick District are as close to zero as possible by 2030
- Engaging with and listening to all relevant stakeholders including members of the Warwickshire Youth Parliament, and setting up the Climate Change Peoples Inquiry, regarding approaches to tackling the climate emergency

- 1.3 Following this, the Council adopted a Climate Emergency Action Programme at its meeting in February 2020. The Action Programme included a strong recognition of the important influence of planning in tackling climate change including the following areas for possible action:

- Ensure that the planning system, led by the Local Plan, sets developments and land use standards aimed at reducing carbon emissions and building sustainable communities
- Develop and implement policies that will deliver improved net zero carbon building standards - subject to national policy
- Ensure carbon reduction features and BREEAM standards are included in major development schemes

- 1.4 The Warwick District Local Development Scheme 2021 identifies a three-year programme for the review and preparation of planning policies. The preparation of a 'Climate Change and Sustainable Buildings DPD' is included in the Local Development Scheme 2021 as a priority for delivery in the years 2021-2023.
- 1.5 The Local Development Scheme also identifies that the Council will be preparing a new South Warwickshire Plan for adoption in 2025. The South Warwickshire Local Plan will be a new strategic Local Plan prepared jointly across Warwick District and Stratford District.
- 1.6 It is acknowledged that whilst a comprehensive new South Warwickshire Local Plan (SWLP) is under preparation, the Council's declared Climate Emergency and Action Plan requires policies to deliver net zero carbon building standards to be developed and implemented as quickly as possible. Edgars and Bioregional are supportive of this approach and are assisting in delivering against this aim.

Local Plan Regulations

- 1.7 It is the local authority's statutory duty to ensure that its Development Plans Documents are up to date and provide a vision and framework for future development in the area. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 *'To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise'*.
- 1.8 The Development Plan in Warwick District currently includes:
- Warwick District Local Plan 2011 – 2029 (adopted 20 September 2017)
 - Made Neighbourhood Plans¹
- 1.9 The Net Zero Carbon DPD upon adoption will form an additional part of the development plan for Warwick District alongside existing development plan policies (unless they are specifically replaced by the Net Zero Carbon DPD).
- 1.10 Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 states that in the preparation of a Local Plan:

18. (1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

¹ [Neighbourhood plans - Warwick District Council \(warwickdc.gov.uk\)](https://warwickdc.gov.uk)

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

Under Regulation 22 a statement is required setting out

i) which bodies and persons the local planning authority invited to make representations under regulation 18,

(ii) how those bodies and persons were invited to make representations under regulation 18,

(iii) a summary of the main issues raised by the representations made pursuant to regulation 18,

(iv) how any representations made pursuant to regulation 18 have been taken into account.

1.11 This consultation report has been prepared to assist Warwick District Council to demonstrate compliance with Regulations 18 and 22.

Structure of this Document

- Section 2 summarises the Consultation Procedure: how and which bodies and persons were invited to make representation on the scope of the DPD.
- Section 3 provides a breakdown of the representations
- Section 4 summarises the main issues arising from the representations and makes recommendations to the Council on how to address these issues
- Section 5 concludes with a summary of recommendations and next steps.

2 Consultation Procedure

- 2.1 Warwick District Council commenced a Regulation 18 consultation on the Draft Net Zero Carbon Development Plan Document (DPD) on the 26th July 2021 for a period of 7 weeks until 13th September 2021.
- 2.2 The draft DPD was made available online, or through a downloaded PDF version. Consultation comments could be made using an online consultation portal (Opus Consult), via email to the planning policy team, or in writing to the planning policy team at Warwick District Council's Offices.
- 2.3 The Regulation 18 consultation was made in accordance with Warwick Statement of Community Involvement (SCI) Updated in April 2020.
- 2.4 Statutory consultees were contacted at the start of the consultation for their feedback, the list of statutory consultees is noted in the SCI – [available here](#). The consultation period was set at 7 weeks to account for the summer holiday period.
- 2.5 The following supporting documents were also provided on District Council's website:
 - Climate Change Viability Assessment Report
 - Sustainability Appraisal Non-Technical Summary
 - Sustainability Appraisal / Strategic Environmental Appraisal / Habitats Regulation Assessment (SA/SEA/HRA)
 - SA/SEA/HRA Screening Response - Natural England
 - SA/SEA/HRA Screening Response - Historic England
- 2.6 Individual consultation comments have been collated and anonymised, while statutory consultees and organisations have been included in full.
- 2.7 For the avoidance of doubt responses from Historic England were in response to the SEA screening request, and not in direct response to the Draft DPD submitted for consultation.

3 Representations summary

The Regulation 18 consultation received:

- 85 responses received in total (some people have submitted more than one representation)
- 43 number of respondents in total
 - Of this, 17 respondents are from organisations
 - And 26 are individual respondents

3.1 Figure 1 provides an overview of the position of respondents, out of the total number of respondents (85) there were 39 comments in support of the DPD, 17 noting objections, 18 mixed comments, 5 which were unable to be categorised (contained textual/reference amendment), and 4 which were unclear.

3.2 Figure 2 provides an overview of the themes we have identified from the respondent’s comments.

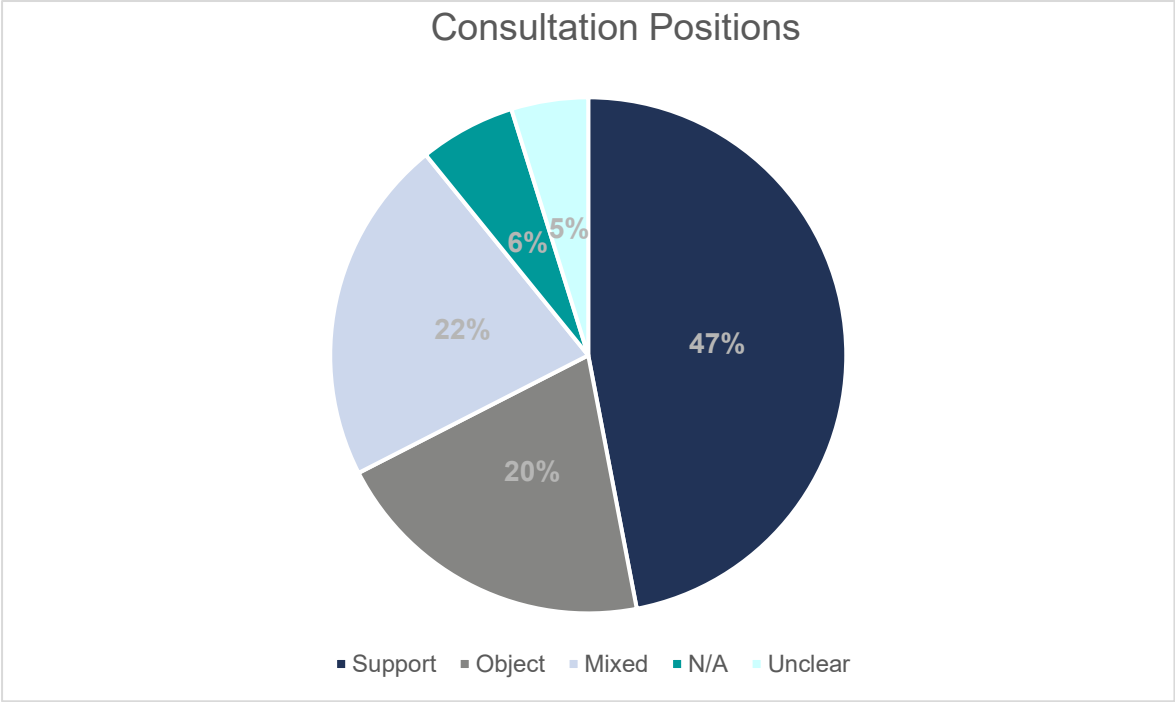


Figure 1: Consultation Overview

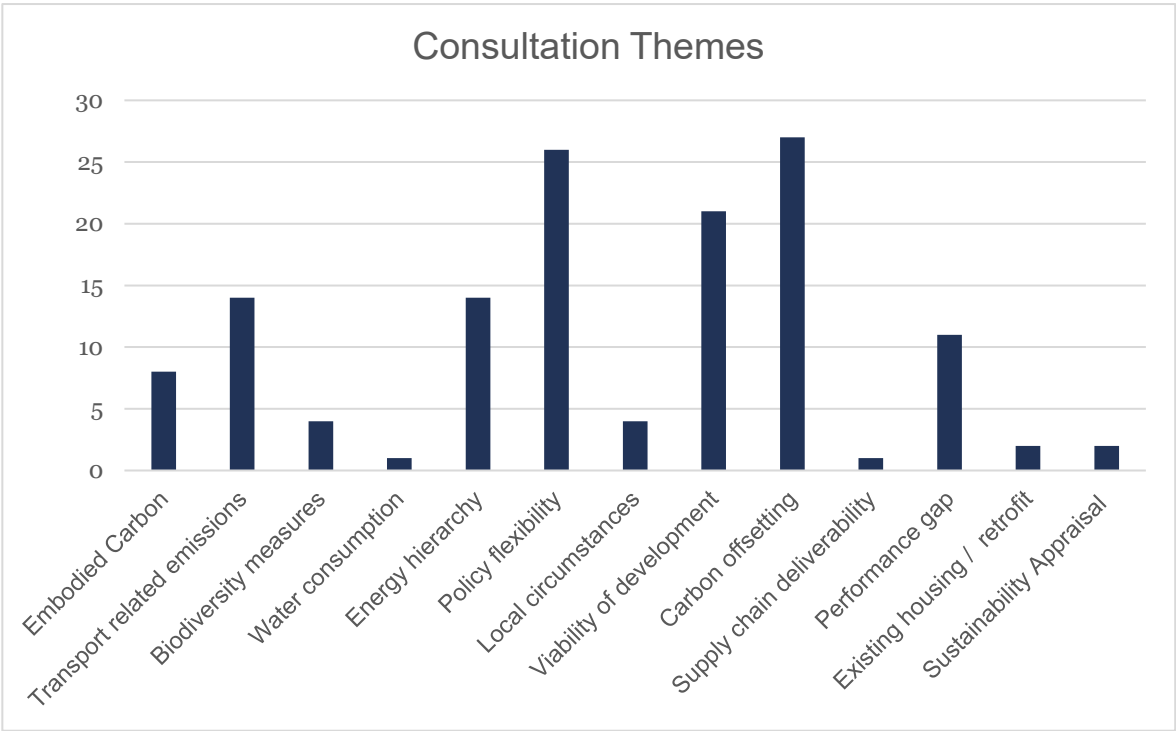


Figure 2: Consultation Theme Summary

4 Consultation Representations and Key Themes identified

- 4.1 The consultation received a greater number of comments in support of the DPD over comments objecting, with the majority of respondents acknowledging the need for action to reduce the carbon footprint of new development and lessen the contribution to the causes of climate change. Where comments were of 'mixed' feedback, most of these still supported the goals of net zero carbon but wanted the policies to be more effective, forceful, or have clearer means for implementation. The Local Authority, supported by Edgars and Bioregional, thank and share the respondents desire to implement the aims of the Net Zero Carbon DPD.
- 4.2 Notwithstanding the supportive representations received, this section summarises the key issues and points of objection (or points for improvement) raised through the comments to the consultation under a number of themes.
- 4.3 Through the representations, the following key themes were identified.
- **Embodied Carbon (construction materials)***
 - **Energy Hierarchy***
 - **Carbon Offsetting***
 - **Supply chain deliverability***
 - **Performance gap / enforceability***
 - **Transport related emissions**
 - **Existing buildings/retrofit***
 - **Biodiversity measures**
 - **Policy flexibility**
 - **Local circumstances**
 - **Viability of development**
 - **Sustainability Appraisal**
- 4.4 The individual representations and proposed responses can be found at the end of this document. Individual representations are also available on the Council's consultation portal.² The themes identified from the consultation representations are cross-referenced within the table. The response to the issues identified within these themes is presented below.
- 4.5 *To assist in responding to the issues identified, Bioregional were instructed by Warwick District Council to undertake an Energy and Sustainability Policy Review. Their report can be read alongside this summary and considers in particular those themes marked identified with * above. The review has helped shape the response to the issues identified.

² [Warwick District Council - Net Zero Carbon Development Plan \(oc2.uk\)](https://www.warwick.gov.uk/oc2.uk)

Embodied Carbon (construction materials)

- 4.6 Several comments highlight that the proposed policies should also include a calculation and measurement of the embodied carbon through the production, transportation and construction phase of the development.
- 4.7 The policies of the Net Zero DPD Consultation Draft 2021 focus on the operational emissions leading from development and through Policy NZC2(A) outlines the target for operational efficiency at 75% over and above the 2013 building regulation standards.
- 4.8 Local planning policy should contain policies that are aspirational but deliverable and be unambiguous so it is clear how a decision maker should react to development proposals such that they are implementable. The process of accounting for embodied carbon is complex and specialist input is often required to ensure that an accurate calculation has been made. In the current circumstances, the availability and cost of assessors and methodologies for embodied carbon measurement could affect the viability of the Net Zero Carbon DPD policies on all scales of development included in the DPD, particularly at an individual dwelling level.
- 4.9 The scale at which embodied carbon assessments could be applied to different scales of development was considered in response to the public consultation and the average cost of assessment fed into the viability testing. Embodied carbon assessments were deemed impracticable for small scale developments, however for major residential and commercial developments these assessments were deemed feasible and viable.

Proposed changes to the DPD

- New policy (NZC 3) for embodied carbon assessments on major development which illustrates how the embodied carbon of proposed materials and construction methods have been considered and reduced where possible.
- This new policy also includes the provision of a whole-life carbon assessment of materials on developments >50 dwellings, or 5,000sqm of commercial floorspace.

Energy Hierarchy

- 4.10 As a cross over with concerns over carbon offsetting, there were comments made against the potential reliance of carbon offsetting as a tool to mitigate residual operational carbon emissions.
- 4.11 The Net Zero Carbon DPD Consultation Draft 2021 policies imply a sequential approach to reducing carbon in development as set out by Policy NZC1. The steps of the hierarchy are further defined and requirements are made under each stage of the hierarchy, these are illustrated below:

- NZC2(A) Making buildings more energy efficient
- NZC2(B) Zero or low carbon energy sources
- NZC2(D) Zero-carbon ready technology
- NZC2(D) Carbon offsetting

- 4.12 It is acknowledged that the final stage of the energy hierarchy – offsetting, is the least desirable outcome for ensuring that a development makes a tangible and lasting impact in reducing carbon emissions. However, to accord with national planning policy, planning policies must also be feasible and viable and as such include some flexibility and therefore, policy NZC2(D) is necessary.
- 4.13 Improving the energy efficiency of new homes and buildings is the most cost-effective way to minimise the new infrastructure that will be required to achieve a zero-carbon energy system.
- 4.14 Given the urgency and the timing of the DPD it is recommended that the sequential approach of Policy NCZ1 is made more explicit in the policy and that targets are set within the policy for on site carbon reduction, energy efficiency and zero or low carbon energy. This approach, used in several other local plans, ensures that reasonable steps have been taken to reduce the energy use and carbon emissions on site before resorting to offsetting.
- 4.15 In reference to the programme of consultation and examination of this DPD, it is deemed prudent to consider changes to building regulations to ensure that the DPD, once adopted, applies to the most up to date standards. For this reason it was considered sensible to apply the overall target emission reductions on the 2021 building standards (interim uplift) rather than on 2013 standards, as these would be in force at the likely time of adoption.

Proposed changes to the DPD

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 and through the supporting text.
- Minimum on site carbon reduction targets included in Policy NZC1, and performance targets for the energy efficiency through policy NZC2(A) and zero and low carbon energy sources and technology through policy NZC2(B) to ensure appropriate carbon emission reductions are delivered at each these stage of the energy hierarchy. These are expressed as a % reduction in carbon emissions per stage of the hierarchy³. For new dwellings the proposed on-site carbon reductions reflect the fabric efficiency

³ For example, stating that before offsetting can be used, a new dwelling must first achieve at least a 63% carbon reduction on site (compared to 2021 building regulations) through fabric efficiency and then low or zero carbon heating sources and renewable energy (these percentages are illustrative only)

standards at least in line with the 2025 version of Part L that has been released indicatively by the government (The Future Homes Standard)

- Policies and supporting text amended to refer to the uplift to Building Regulations Part L 2021.

Carbon Offsetting

4.16 As noted in the preceding section on the energy hierarchy, numerous comments drew attention to the undesirability of a mechanism to offset carbon emissions off-site. To provide greater details on the concerns raised, we have summarised the key issues as:

- Carbon offsetting appearing as greenwashing
- Transparency and accountability of carbon offsetting payments and schemes
- Location and timing of offsetting schemes being of benefit to local communities and Warwick District.
- Reliance on tree planting (not removing carbon as fast as the building emits it)
- Responsibility and credibility of developers
- Enforcement and accountability of the Local Authority
- Calculation methodology for 'cash in lieu contributions'

4.17 It is prudent to reiterate that to accord with national planning policy, local planning policies must be feasible and viable and as such include some flexibility. The inclusion of the mechanism for offsetting under policy NZC2(D) is therefore a necessary requirement.

4.18 The application of the energy hierarchy would mean that carbon offsetting is only an option as a final resort. Offsetting is proposed to be achieved through Section 106 payments (offsets) through the policy NZC2(D) as a cash in lieu contribution or a verified local offsetting scheme.

4.19 To facilitate the cash in lieu contribution the District Council has set up a Carbon Offsetting Fund and will provide supplementary planning guidance on how contributions to the carbon offsetting fund will be utilised to enable net-zero carbon. Monitoring of the fund will be included in the Authority Monitoring Report and thus provide transparency to the number and amount of contributions made and the projects being funded. In addition, the Fund's progress will also be monitored and reviewed in line with the District Council's Climate Emergency Action Programme.

4.20 In respect of the projects funded under the District's Carbon Offsetting Fund, the stipulation of the exact nature of the schemes is not feasible in the Net Zero Carbon DPD and would be the subject of supplementary planning guidance. This would allow funds to be directed at the most beneficial schemes, accounting for variation in timescales, locations and technology. These projects should be assessed against deliverability, measurability and

reversibility of their carbon savings. For example, tree planting may play a small role in this (in which case registration would be required under the Woodland Carbon Code for credibility and national recognition of the carbon saved), but it is not expected that this would be the main kind of project funded through offsets.

- 4.21 The choice of offsetting mechanisms presented under NZC2(D-1&2) provides a sufficient degree of choice in the delivery of the offsets, without the pitfalls which can occur with schemes into which neither the developer nor the District Council has direct visibility - such as if spent on schemes beyond the boundaries of the UK. The wording of the policy, therefore, secures benefits for the local community and Warwick District as offsetting is secured and delivered through the District Council.
- 4.22 Notwithstanding the point above, the location and timescales of offsetting are a relevant consideration that will be addressed in the supplementary planning guidance which will support the District's Carbon Offsetting Fund. It is recommended that this document includes consideration to the location of offsetting schemes through a hierarchy of offset locations and the timescales in which an offsetting scheme needs to deliver its carbon savings. A further example of how a locational hierarchy may be set out is below:
- i. within walking distance of the site (if the scheme is tree planting, and only if existing public green space has been lost due to the development);
 - ii. within Warwick District boundaries (to contribute to the overall goal of a net zero carbon Warwick);
 - iii. Within Warwickshire and neighbouring authorities;
 - iv. within the UK, and never overseas (to contribute to the achievement of the UK's legally binding net zero carbon goal).

*Tier iv should only be used if points i-iii are demonstrably impossible.

- 4.23 The transparency of decision making would be clear through the requirement and publication of energy statements on development proposals and in turn the calculation of cash in lieu contribution secured through a Section 106 Agreement. Planning decisions would reference the degree to which the development accords with development plan policies (once the Net Zero Carbon DPD is adopted) as part of the officers delegated reporting functions.
- 4.24 There would need to be identification and calculation of the offsetting amount for viability purposes. This must be priced so that the offset fund can be used on projects to deliver the same amount of carbon savings that was offset. This could be done in one of two ways:
- a) Evaluating the cost of projects in the district or county that would deliver measurable carbon savings and setting the price of CO₂ offsets in relation to the average cost to

deliver 1 tonne of carbon savings across a range of these projects. This could be an extensive exercise.

- b) Setting the price per tonne of CO₂ to reflect the nationally recognised non-traded price of carbon as set by the Treasury Green Book (as of 2021 [this is](#) £120, £241 or £361).⁴ The fund would then need to deliver a range of projects that may be more or less expensive, so long as the average cost (per tonne of carbon saved) is the same as that charged to the developer.

Proposed changes to the DPD

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 so that offsetting is the last option, by requiring minimum achievements in earlier steps before offsetting will be considered an acceptable solution
- The location of 'local off-site offsetting schemes' has been clarified as Warwickshire and neighbouring authority Coventry to provide sufficient flexibility for potential offsetting schemes
- The policy refers to a set standard of calculating the carbon price, determined by using the central figure from the Treasury Green Book data from BEIS.
- The amended policy now has due regard to any residual emissions identified through the performance gap assessments (undertaken at the planning design stage and pre-occupation). Included in the policies and supporting text are industry-standard methodologies for design and as-built energy modelling with explanation of the 'performance gap' realised post-completion and determined through 'assured performance testing'.
- Policy number change to reflect policy changes elsewhere in the DPD from NZC2(D) to NZC2(C)
- Clear definition of energy performance methodologies e.g. SAP and SBEM which are included in the amended policies; and referenced in the glossary and supporting text.

Supply chain deliverability

- 4.25 A small number of comments highlighted the practical implications of the policies on the construction industry and supply chains, noting the Governments efforts through the Future Homes Standard to prepare the industry for zero carbon ready housebuilding through the

⁴ This was how the GLA set the London-wide minimum carbon offset price for the previous London Plan (at the time, this was £60) but it has been raised to £95 in the New London Plan.

interim uplift in part L building regulations (2021) and implementation of the Future Homes Standard in 2025.

- 4.26 The Net Zero Carbon DPD Consultation Draft 2021 through policy NZC2(B) requires that development proposals include an energy statement that demonstrates how zero, or low carbon sources of energy have been considered and incorporated. While this policy stipulates areas that require consideration, it does not mandate the inclusion of certain types of technology into a development, reflecting those solutions will differ across building types and scales.
- 4.27 Warwick District Council instructed Bioregional to prepare further evidence considering policy options for the DPD, the 'Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review'.
- 4.28 The powers granted to Warwick District Council under the Planning and Energy Act enable local planning authorities to set energy efficiency standards greater than those laid out in national building regulations. Recent consultations on The Future Homes Standard has acknowledged that a transition period from 2022, at a national level, may be needed to upskill the entire country's construction sector in readiness to universally implement those standards, but the skills to implement such highly energy-efficient homes already exist in the industry at the scale required to deliver these standards, as only a handful of local authorities are implementing this in advance of 2025.
- 4.29 This is especially true for fabric energy efficiency, in which great gains can be made simply by installing more or better versions of the insulation that is already installed today. By encouraging and requiring developers to immediately achieve similar on-site carbon reductions to those laid out in the indicative Future Homes Standard, the District Council is making Warwick into a place where developers will become familiar with implementing such a standard in advance of 2025 and will be more ready for the nationwide implementation of the Future Homes Standard from 2025 onwards.
- 4.30 In reference to the programme of this DPD, it is considered prudent to include imminent changes to building regulations to ensure that the DPD, once adopted, applies to the most up to date standards. The interim uplift in building regulations in 2022 will help to instigate industry wide improvements to construction materials and products, supply chain and labour availability, and low or zero carbon technologies which further support the aims and objectives of the DPD's policies.

Proposed changes to the DPD

- The policies have been updated to reflect the imminent introduction of changes to the building regulations (Part L 2021).
- Additional evidence accompanies the DPD in the form of the Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review

Performance gap (enforceability)

- 4.31 Several comments and questions related to the measurement of energy efficiency and energy performance under policy NZC2(A) of the Consultation Draft 2021.
- 4.32 Policy NZC2(A) of the Consultation Draft 2021 requires that developments demonstrate energy efficiency in design, and in operation of 75% over and above 2013 building regulation standards. The methodology for this is related to the Governments SAP Procedure. To ensure the DPD is up to date upon adoption, it is considered prudent to use the latest SAP calculation methodology (SAP 10.2), and also to set standards against 2021 Building Regulations (the uplift between 2013 Building Regulations and the Future Home Standards due in 2025) to which SAP 10.2 relates.
- 4.33 The thrust of the policy is to ensure the proposed building energy performance design as approved at application is achieved at construction. Any additional emissions over and above those identified at the design stage using the Standard Assessment Procedure (SAP) or Simplified Building Energy Mode (SBEM) should be included in the offsetting procedure NZC2(D).
- 4.34 The 'performance gap' is identified post-construction through onsite assured performance testing such as thermographic survey, air tightness testing and u-value testing. The 'energy performance gap' between design stage carbon emissions and those calculated post construction (pre-occupation) should be rectified on site or included in the carbon offsetting procedure.
- 4.35 The DPD policies only relate to regulated energy in this regard, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.
- 4.36 The reason for this is that the limitation of industry approved energy modelling software calculates regulated emissions only and does not include those unregulated emissions in operation.
- 4.37 The DPD therefore requires an assessment of the regulated energy performance gap between the design stage and post completion, through the mechanism of imposing a pre-occupation condition incorporating a reassessment of the SAP or SBEM calculations, air permeability testing, thermographic surveys and logbooks. These measures are deemed necessary and are accepted to be the most efficient methods to capture any difference between the designed and built structure.
- 4.38 The policies intend that this mechanism for securing building standards is transparent to the public, through necessary discharge of conditions on applications and if required the offsetting mechanism set out in NZC2(D), which for reasons noted above also provides transparency to the public on contributions to the carbon offset fund.

Proposed changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations
- The supporting text to policy NZC1 sets out the planning mechanism and timings to measure the performance gap, and the methodologies that are acceptable (SAP, SBEM PHPP).

Transport related emissions

4.39 Several comments highlight that the proposed policies should also include measures that address carbon emissions resulting from transport use in new developments, specifically in relation to:

- The spatial location of development
- Provision of public transport
- Provision for active travel (cycling and walking)
- Provision for electric vehicle charging points

4.40 This is an important topic for Warwick District to consider in their ambition to be net zero. The carbon emissions resulting from transport may dwarf the emissions from energy use in an efficient new building if the location and design of new development encourage unsustainable travel patterns such as driving.

4.41 Local Plan policies can influence travel patterns to achieve more sustainable travel through addressing the matters identified above. Matters including the spatial location of the development, public transport provision and provision for active travel, are addressed through existing policies within the development plan, notably the Warwick District Local Plan. In addition to the adopted development plan, new frameworks across the District are emerging: the SWLP which has climate change as a key principle and the County Council's Local Transport Plan 4.

4.42 These matters largely fall outside of the scope of the Net Zero Carbon DPD which relates to new building energy performance. It is recommended that the scope of the DPD be made clearer within the introductory sections in this regard. Provision for electric vehicle charging points is already required through Local Plan TR1(d) of the local plan and expanded upon within the Parking Standards SPD. It is noted that in testing the viability of the policies an electric vehicle charging point for all new dwellings was assumed.

Proposed changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations

Existing buildings /retrofit

- 4.43 Comments raised concern with regard to the lack of policies to address existing buildings including the existing housing stock.
- 4.44 The concern is noted as the existing building stock is much larger and less energy efficient, therefore having far greater energy and carbon impact than new buildings. This concern is correct and valid.
- 4.45 The policies in the Net Zero Carbon DPD can however only apply to new development and those conversions/refurbishments which require planning permission within the remit of the Town and Country Planning Act. The policies cannot, therefore, apply to the existing building stock where there are no proposals for new development or conversions/refurbishment that do not require planning permission.
- 4.46 The types of new development to which the Net Zero Carbon DPD policies apply are set out in paragraph 5.4 of the July 2021 Consultation draft and include:

The policies in this plan will apply to the following new developments:

- a) All new residential developments of 1 dwelling or more*
 - b) Other new residential buildings with a floor area over 30 square metres (or 15 square metres if it includes sleeping accommodation) which require planning permission and which will be physically separate from the main dwelling (for instance domestic outbuildings) or which will or could be used separately from the main dwelling*
 - c) Where planning permission is required, change of use or conversions to residential or commercial uses*
 - d) All new non-residential buildings.*
- 4.47 The scope of Consultation Draft 2021 the policies is very wide and includes existing buildings where a change of use to residential or commercial uses is proposed.
- 4.48 The ambition of the policy to ensure that the energy performance of existing buildings is addressed when a change of use is proposed is commended. This must however also be considered with regard to the viability of development, as noted under the Viability theme heading. Existing buildings will often have a high land use value and are therefore typically less likely to be able to accommodate additional development costs. The feasibility of

achieving the proposed carbon reductions through fabric efficiency and renewable and low carbon energy use is also more complex.

- 4.49 A new policy relating only to existing buildings is proposed. This address the concerns over feasibility and viability in applying the same standards as new build developments while adding positive weight to developments which include low carbon energy sources, technologies and reduces the energy consumption of existing buildings.
- 4.50 The applicability of the policies currently set out within the supporting text in paragraph 5.4 of the July 2021 consultation draft are a key element of the policy. The threshold of development, to which Policies NZC1 and NZC2 apply, has been reviewed as part of the consultation response and is clarified in NZC1 and through the new policy on existing buildings.

Proposed changes to the DPD

- Policies NZC1 and NZC2 (A, B and C) amended to clearly set out the types of development to which these policies apply in
- New policy NZC 4 for existing buildings

Biodiversity measures

- 4.51 Comments identified that the policies should include provisions for supporting wildlife in a new development or offsetting the loss of habitat resulting from new development.
- 4.52 Wildlife and biodiversity are essential elements of sustainable development but are considered by other policies in the Local Plan.
- 4.53 Further clarification is added in the Aims and Objectives of the Net Zero Carbon DPD to identify it relates only to in-use carbon resulting from energy use in buildings. When writing the separate SPD on offsetting, it is recommended that if afforestation schemes are part of this, biodiversity benefits should be delivered alongside carbon benefits (which must be verified).

Recommended changes to the DPD

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations

Policy flexibility

4.54 A number of comments were supportive of the intent of the DPD policies but raised concern with regard to wording allowing some flexibility in the policies to account for situations where addressing the requirements of the policies is unviable or impractical.

4.55 This appears in Policy NZC2(B) Zero or Low Carbon Energy Sources of the Consultation Draft 2021:

Proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and, where possible, incorporated or utilised in the development....

Alternatives to fossil fuels (such as heat pumps) should be used for heating in all housing unless the costs or configuration of the development can be demonstrated to make this unviable or impractical

4.56 Policy NZC2(E) Viability of the Consultation Draft 2021 is a separate policy that states that:

Where the nature or location of the site (for instance impact on the significant heritage assets) means that complying with the requirements of this DPD can be demonstrated to result in a development proposal becoming unviable, Policy DM2 of the Local Plan will apply.

4.57 A number of comments have suggested that the wording in the policies that allow some flexibility, such as 'where possible' and 'where practical and viable' means that the policies are not strong enough. Comments suggest that such references should be removed and that development should be required to be net zero or it will not be permitted.

4.58 Under National Planning Policy (NPPF) the DPD will be tested for soundness at an independent examination. Paragraph 35 of the NPPF sets out the tests of soundness the plan must meet. These include:

35d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

4.59 NPPF Paragraph 157 states:

In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant,*

having regard to the type of development involved and its design, that this is not feasible or viable;

- 4.60 National planning policy requires that planning policies are aspirational but deliverable (NPPF para 16 b)).
- 4.61 Having regard to national policy it is a requirement that policies contain some flexibility to account for where the application of the Net Zero Carbon DPD policies is not feasible or viable.
- 4.62 It is proposed that consistent wording is used throughout the policies that reflect that within NPPF paragraph 157 that new development should comply with the Net Zero Carbon policies unless this is demonstrated having regard to the type of development involved and its design, that this is not feasible or viable.
- 4.63 The feasibility of complying with the policies can be robustly assessed and tested through the provision of an Energy Statement (as required by Policy NCZ1).
- 4.64 With regard to Consultation Draft 2021 Policy NCZ2(E) Viability, the policy cross refers to Adopted Local Plan Policy DM2. Policy DM2 refers specifically to Viability and requires a detailed Viability Assessment where proposals are unable to comply with policies in the Local Plan. Edgars support the cross-reference to Policy DM2 which would apply to the Net Zero Carbon DPD policies. The cross-reference to Policy DM2 may be included in the supporting text but is not required to be a policy in itself.

Proposed changes to the DPD

- Policies NZC1, NZC2A, NZC2B and NC2C updated to ensure wording consistent with national planning policy and retain flexibility within the policies to account for instances where complying with the policies is not feasible or viable having regard to the type of development involved and its design. The policy wording requires that where full compliance with the policies is not feasible or viable proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- Policy NZC2 (E) removed but cross reference to adopted Local Plan Policy DM2 reference to requirements that viability will be robustly tested in accordance with Policy DM2.

Local justification for exceeding Government standards circumstances

- 4.65 Some comments, including from the House Builders Federation (HBF) and Taylor Wimpey, suggest that there is no need to set local energy efficiency standards to achieve the shared

net zero goal because of the higher levels of energy efficiency standards for new homes proposed in the 2021 Part L uplift and the Future Homes Standard 2025.

4.66 It is further suggested that the Council has not prepared any evidence justifying the policies which exceed the energy efficiency requirements and proposed improvements through national building regulations.

4.67 The local justification for the Net Zero Carbon DPD is presented in Sections 1 and 2 of the July 2021 Consultation draft. This highlights:

- The IPCC Intergovernmental Panel 2018 report on climate change on the state of global warming and subsequent reports on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts
- The Committee on Climate Change reports that 40% of UK greenhouse gas emissions come from households and recommends that to reach the UK's legally binding carbon budgets and net zero target, new homes' heat demand should be limited to 15-20kWh/m²/year (much lower than the figure that would result from minimum compliance with current building regulations)
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C
- The UK legally binding target for net zero emissions by 2050 and a 78% reduction by 2035, and interim legislated five-yearly carbon budgets between now and the net zero date
- The Government's strategy is to cut greenhouse gas emissions through incoming updates to building regulations and the Future Homes Standard.
- The provisions within the Planning and Energy Act 2008 which mean local planning authorities retain powers to set local energy efficiency standards for new homes, and recent government response to the Future Homes Standard consultation confirming that there is no intent to remove this power at least in the immediate term
- The Council's declared Climate Emergency and Climate Emergency Action Programme to bring the whole local authority area as close as possible to net zero total carbon emissions by 2030
- Warwick District is responsible for 1,259,600 tonnes of CO₂e per year (based on 2017 Scatter figures) of which around 40% arises from buildings.

4.68 There is clear evidence of the need to reduce greenhouse emissions as a result of new buildings to address international, national and local climate change commitments and that

the Building Regulations do not yet act sufficiently strongly to achieve the necessary reductions. This justifies the Net Zero Carbon DPD policies.

- 4.69 Through its Climate Emergency Action Programme the Council has prepared additional evidence including the Anthesis report – South Warwickshire Climate Action Support Report June 2021. Further, Warwick District Council instructed Bioregional to prepare further evidence considering policy options for the DPD - the Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review. This evidence now accompanies the DPD.
- 4.70 Comments suggest that the Council should implement mitigation measures that follow the Government's programme as set out in building regulations.
- 4.71 Comments also refer to the way 'building regulations' are stated in the DPD, noting that reference to these would be out of date once the Future Homes Standard is implemented. Due to the imminent 2021 interim uplift in Building Regulations, and the probable timing of the adoption of the DPD, the DPD policies have been updated with reference to the 2021 Building Regulations. The 2021 uplift to Part L will not be as high as the proposed standard, therefore the Warwick District Council requirements would continue to apply at least until the full Future Homes Standard.

Proposed changes to the DPD

- Additional evidence accompanies the DPD in the form of the Anthesis – South Warwickshire Climate Action Support Report June 2021 and Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review
- The following points have been added to the supporting text to bolster the justification for the DPD by offering evidence that the UK's current rate of carbon reductions, including those that would be achieved by existing national building regulations, would be not enough to stay within the UK's legislated carbon budgets, get to net zero by 2050, or avoid the worst impacts of climate change:
 - IPCC subsequent reports (after 2018) on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts of climate change
 - The UK's interim legislated five-yearly carbon budgets which reduce significantly between now and the net zero 2050 date (which are devised by the Committee on Climate Change based on extensive evidence and industry analysis, and are then written into law by parliament)
 - Committee on Climate Change latest reports showing ([link](#)) that nation-wide policies (including current building regulations) are not enough to deliver the UK's legally binding carbon budgets in coming years

- Committee on Climate Change recommendation ([link](#)) that that to reach the UK's legally binding carbon budgets, new homes should be designed to have a heat demand of only 15-20kWh/m²/year (which is much lower than the figure that would result from minimum compliance with current building regulations)
- The recent government response to the Future Homes Standard consultation confirming that there is no intent (at least in the immediate term) to remove local planning authorities' power under the Planning and Energy Act to require energy efficiency standards that are tighter than those in national building regulations
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C



Viability of development

4.72 Representations have been made with regard to the impact of the Net Zero Carbon DPD policies on the viability of development. This includes challenges to the assumptions within the BNP Paribas Viability Study in June 2021; comments have been made by developers including Taylor Wimpey and Barwood Land and organisations representing developers including the Home Builders Federation.

4.73 The comments are included in full at the end of this report, but may be briefly summarised as:

- Detailed comments on the assumptions used in the Viability Study
- The cost of offsetting is not tested within the Viability Study
- Large strategic sites (over 300 dwellings) are not tested in the Viability Study
- The Viability Study indicates that the policies will have a negative impact on land values for residential development such that the policies are not viable in the majority of types of residential development tested in the Viability Study which fails to meet the viability tests of the NPPF
- That the Council should clarify the proportion of its housing land supply that falls into the typologies tested for viability to assess the impact of the policies on housing land supply.

4.74 Viability relates to the financial viability of development and that the costs relating to plan policies do not undermine the deliverability of planned development.

- 4.75 The NPPF paragraph 34 and NPPG provide the national policy and guidance on viability in the plan-making process. The NPPG states:

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

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision- making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

NPPG Paragraph: 002 Reference ID: 10-002-20190509

- 4.76 Edgars acknowledges that the price paid for land is not a relevant justification for not complying with plan policies. It is also accepted that the costs of development resulting from planning policies should not undermine the deliverability of the plan.
- 4.77 In this regard, it is of note that the Net Zero Carbon DPD policies are an additional layer of policies within the Local Plan and as such must be considered viable for the majority of typologies of development expected to come forward in the plan. There is otherwise a risk that the deliverability of the plan overall could be undermined.
- 4.78 The BNP Paribas Viability Study 2021 concludes in its key findings that:
- 4.79 The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage.

- 4.80 In accordance with national planning policy and guidance and for the efficacy of implementation of the policies, viability testing at the application stage should be the exception.
- 4.81 Edgars recommends that the detailed comments on the assumptions used Viability Study are discussed and reviewed with BNP Paribas and a revised Viability Study published as part of the evidence base for the DPD.
- 4.82 If some development typologies remain unviable, it is recommended that further evidence is produced to identify the impact of the Net Zero Carbon DPD policies on the deliverability of development within the plan.
- 4.83 Edgars note that the typologies of development subject to the Net Zero Carbon DPD policies include domestic outbuildings as small as 15sqm and small scale non-residential buildings including small-scale non-residential extensions. These typologies do not appear to have been tested for viability and for residential outbuildings this is likely to be problematic.
- 4.84 The intention to capture as much new development as possible within the Net Zero Carbon DPD to maximise carbon emission reductions is admirable. The available resource within the Council to assess planning applications against Net Zero planning policies must also be considered. Edgars recommend that the applicability of the policies to domestic outbuildings be reconsidered and a threshold also be considered (such as 1000sqm) considered for non-residential development.

Recommended changes to the DPD

- Review the Viability Study evidence having regard to the detailed viability comments
- Ensure the viability assessment does reflect what the DPD policies are asking for and no more (not basing the uplift on another local authority's policies that go further than those in the Warwick DPD).
- Ensure that the viability assessment focusses on the mix of development that is actually most likely to come forward, and expresses the % of this development that would or would not be viable based on this scenario.
- If some expected development typologies remain unviable, produce evidence to identify the impact of the Net Zero Carbon DPD policies on the deliverability of the plan (such as the deliverability of affordable housing and housing land supply).
- Reconsider the applicability of the policies to residential outbuildings against viability and resource considerations
- Consider a threshold above which the policies apply to new non-residential development alongside viability and resource considerations.



Sustainability Appraisal

- 4.85 Comments have been made on the Sustainability Appraisal (SA). These comments state that 'do nothing' and 'follow the national approach to improved energy efficiency requirements' should be tested in the SA as reasonable alternatives.
- 4.86 The Sustainability Appraisal (paragraph 4.2-4.3) identifies that there are no meaningful other options for the specific DPD topic that would need to be tested through the SA and doing nothing is not a reasonable alternative for the Council as the local planning authority is required to provide sufficient development land to meet the needs of the local communities for housing and employment.
- 4.87 Edgars recommend that in response to the comments the Council should instruct its SA consultants to include the scenarios identified in the comments above as reasonable alternatives in the SA or provide further justification for excluding them.
- 4.88 Comments were received from Natural England and Historic England in response to the SA Scoping Consultation. The Environment Agency was also consulted but did not provide any comments. Note the comments made by Natural England and Historic England were not in response to the draft DPD or draft SA published for consultation.
- 4.89 Natural England agrees with the described approach, SA Framework questions, significance key and SA report contents.
- 4.90 Historic England is fully supportive of the District Council's commitment to becoming a zero-carbon organisation by 2025 and considered the screening opinion findings of the Net Zero Carbon DPD acceptable.
- 4.91 Historic England made further comments in May 2021 with regard to the Draft DPD at that stage. These comments may be summarised as:
- Historic England is disappointed as to the lack of reference to the historic environment in the DPD
 - The DPD should reference the retention and reuse of buildings as many policies seem to only relate to new development
 - The DPD should encourage and recognise the benefits of sympathetic restoration, retention and refurbishment and retrofitting of historic buildings

- Policies should adopt a whole-building approach looking first at current performance, non-invasive measures and lastly physical interventions
- Distinguish between modern and historic fabric

4.92 Historic England identify a number of publications with guidance on energy efficiency and renewables in the historic environment.

Recommended changes to the DPD

- Update the SA to reconsider the Do Nothing and national approach scenarios as reasonable alternatives in the SA or provide further justification for excluding them.
- A new policy NZC 4 for existing buildings has been included

5 Conclusion

- 5.1 Following Edgars' and Bioregional's review of the Net Zero Carbon DPD June 2021 Consultation documents and the Regulation 18 consultation comments, the following sets out a summary of the proposed changes to the DPD under each of themes identified. This is then followed by a table which presents the Regulation 18 Consultation Draft Policy Wording alongside the proposed amended policy wording.

Embodied Carbon (construction materials)

- New policy (NZC 3) for embodied carbon assessments on major development which illustrates how the embodied carbon of proposed materials and construction methods have been considered and reduced where possible.
- This new policy also includes the provision of a whole-life carbon assessment of materials on developments >50 dwellings, or 5,000sqm of commercial floorspace.

Energy Hierarchy

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 and through the supporting text.
- Minimum on site carbon reduction targets included in Policy NZC1, and performance targets for the energy efficiency through policy NZC2(A) and zero and low carbon energy sources and technology through policy NZC2(B) to ensure appropriate carbon emission reductions are delivered at each these stage of the energy hierarchy. These are expressed as a % reduction in carbon emissions per stage of the hierarchy. For new dwellings the proposed on-site carbon reductions reflect the fabric efficiency standards at least in line with the 2025 version of Part L that has been released indicatively by the government (The Future Homes Standard).
- Policies and supporting text amended to refer to the uplift to Building Regulations Part L 2021.

Carbon Offsetting

- Sequential approach to the energy hierarchy made explicit within Policy NZC1 so that offsetting is the last option, by requiring minimum achievements in earlier steps before offsetting will be considered an acceptable solution.
- The location of 'local off-site offsetting schemes' has been clarified as Warwickshire and neighbouring authority Coventry to provide sufficient flexibility for potential offsetting schemes.

- The policy refers to a set standard of calculating the carbon price, determined by using the central figure from the Treasury Green Book data from BEIS.
- The amended policy now has due regard to any residual emissions identified through the performance gap assessments (undertaken at the planning design stage and pre-occupation). Included in the policies and supporting text are industry-standard methodologies for design and as-built energy modelling with explanation of the 'performance gap' realised post-completion and determined through 'assured performance testing'.
- Policy number change to reflect policy changes elsewhere in the DPD from NZC2(D) to NZC2(C).
- Clear definition of energy performance methodologies e.g. SAP and SBEM which are included in the amended policies; and referenced in the glossary and supporting text.

Supply chain deliverability

- The policies have been updated to reflect the imminent introduction of changes to the building regulations (Part L 2021).
- Additional evidence accompanies the DPD in the form of the Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review.

Performance gap / enforceability

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.
- The supporting text to policy NZC1 sets out the planning mechanism and timings to measure the performance gap, and the methodologies that are acceptable (SAP, SBEM PHPP).

Transport related emissions

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.

Existing buildings/retrofit

- Policies NZC1 and NZC2 (A, B and C) amended to clearly set out the types of development to which these policies apply in.
- New policy NZC 4 for existing buildings.

Biodiversity measures

- Clarification added in the Aims and Objectives of the DPD that it relates only to carbon emissions resulting from energy use in buildings known as regulated energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting) and is assessed through SAP or SBEM calculations.

Policy flexibility

- Policies NZC1, NZC2A, NZC2B and NC2C updated to ensure wording consistent with national planning policy and retain flexibility within the policies to account for instances where complying with the policies is not feasible or viable having regard to the type of development involved and its design. The policy wording requires that where full compliance with the policies is not feasible or viable proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- Policy NZC2 (E) removed but cross reference to adopted Local Plan Policy DM2 reference to requirements that viability will be robustly tested in accordance with Policy DM2.

Local circumstances

- Additional evidence accompanies the DPD in the form of the Anthesis – South Warwickshire Climate Action Support Report June 2021 and Bioregional Warwick DC Zero Carbon DPD Energy and Sustainability Policy Review.
- The following points have been added to the supporting text to bolster the justification for the DPD by offering evidence that the UK's current rate of carbon reductions, including those that would be achieved by existing national building regulations, would be not enough to stay within the UK's legislated carbon budgets, get to net zero by 2050, or avoid the worst impacts of climate change:
 - IPCC subsequent reports (after 2018) on progress in carbon emissions and the limited carbon budget remaining to avoid the worst impacts of climate change

- The UK's interim legislated five-yearly carbon budgets which reduce significantly between now and the net zero 2050 date (which are devised by the Committee on Climate Change based on extensive evidence and industry analysis, and are then written into law by parliament)
- Committee on Climate Change latest reports showing (link) that nation-wide policies (including current building regulations) are not enough to deliver the UK's legally binding carbon budgets in coming years
- Committee on Climate Change recommendation (link) that that to reach the UK's legally binding carbon budgets, new homes should be designed to have a heat demand of only 15-20kWh/m2/year (which is much lower than the figure that would result from minimum compliance with current building regulations)
- The recent government response to the Future Homes Standard consultation confirming that there is no intent (at least in the immediate term) to remove local planning authorities' power under the Planning and Energy Act to require energy efficiency standards that are tighter than those in national building regulations
- The UK's international commitment via the Paris Agreement to play its full role in reducing carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C.



Viability of development

- Review the Viability Study evidence having regard to the detailed viability comments
- Ensure the viability assessment does reflect what the DPD policies are asking for and no more (not basing the uplift on another local authority's policies that go further than those in the Warwick DPD).
- Ensure that the viability assessment focusses on the mix of development that is actually most likely to come forward, and expresses the % of this development that would or would not be viable based on this scenario.
- If some expected development typologies remain unviable, produce evidence to identify the impact of the Net Zero Carbon DPD policies on the deliverability of the plan (such as the deliverability of affordable housing and housing land supply).
- Reconsider the applicability of the policies to residential outbuildings against viability and resource considerations
- Consider a threshold above which the policies apply to new non-residential development alongside viability and resource considerations.



Sustainability Appraisal

- A new policy NZC 4 for existing buildings has been included
- [update as required]

6 Proposed Policy Changes

| Consultation Draft 2021 Policy | Proposed Amended Policy | Proposed Amendment Summary |
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| <p><u>Policy NZC1: Achieving Net Zero Carbon Development</u></p> <p>New development should achieve net zero carbon emissions. To do achieve this, developments will be expected to demonstrate that three critical elements have been considered holistically:</p> <ol style="list-style-type: none"> 1. Reduce energy demand by bringing forward and implementing proposals that minimise demand for energy in operation taking account of up to date technology that enables occupants to live in ways that minimise energy demands and energy efficient layout and design 2. Incorporate and utilise zero or low carbon energy sources, taking account of the availability and/or potential for large scale, low carbon energy sources and by incorporating passive and renewable energy sources within the | <p><u>Policy NZC1: Achieving Net Zero Carbon Development</u></p> <ol style="list-style-type: none"> 1. New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) and residential institutions (C2 use class) should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy. 2. Proposals should demonstrate application of the energy hierarchy through submission of an energy statement which demonstrates: <ol style="list-style-type: none"> i. For new dwellings, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). ii. In non-domestic buildings, achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent | <p>The policy has been redrafted to require demonstration that the energy hierarchy has been applied in development proposals.</p> <p>The policy is now explicit to regulated energy usage and carbon emissions stemming from them.</p> <p>This policy also sets the threshold for developments which need to comply with Policies NCZ1-2(A-C).</p> <p>The policy sets measurable targets for on-site carbon emission reductions against Building Regulation Part L 2021. The 63% reduction of carbon emissions on 2021 Building Regulations reflects the Future Homes Standard which is set to be introduced from 2025.</p> <p>A 35% reduction in carbon emissions has been applied to non-residential buildings in line with the Future Buildings Standard.</p> |

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| <p>development. Where fossil fuel based energy sources must be utilised, the technology incorporated within developments should ensure proposals are “zero carbon ready”</p> <p>3. Offset any residual carbon to bring the total operational carbon emissions to net zero. Offsetting should be delivered within or as close as possible to the development.</p> <p>Policy NZC2(A-D) sets out the detailed policy requirements for new development</p> | <p>percentage reduction on Building Regulations 2021).</p> <p>iii. Demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by policies policy NZC2(A) & (B) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).</p> <p>iv. Any residual operational regulated carbon emissions (over the course of 30 years) will be calculated and offset to zero in accordance with policy NZC2(C). Offsetting will only be considered an acceptable solution to net zero carbon requirements if it can be demonstrated that carbon reductions achieved via on-site measures (and near-site renewables) are demonstrably unfeasible or unviable.</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible have been considered and incorporated through applying the energy hierarchy. In applying the energy hierarchy, proposals are expected to implement fabric energy efficiency and low</p> | <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>Information surrounding the measurement of the performance gap has been updated to use methodologies which accurately measure energy performance at design and construction stages.</p> |
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| | <p>carbon heating before incorporating renewable electricity generation and then offsetting.</p> <p>A condition will be applied to planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1.</p> | |
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| <p><u>Policy NZC2(A) Making buildings energy efficient</u></p> <p>Using the most up to date Standard Assessment Procedure (SAP) developments should demonstrate improved energy efficiency in design and operation of 75% over and above 2013 building regulations standards.</p> <p>Measurement of energy efficiency performance and carbon emissions should be carried out in accordance with the performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations.</p> <p>To demonstrate the validity of the energy efficiency performance, proposals will be required to provide certified energy performance through a nationally recognised building standard.</p> <p>Certification to a nationally recognised standard to demonstrate the predicted energy performance across the entire development should be provided as part of any reserved</p> | <p><u>Policy NZC2(A) Making buildings energy efficient</u></p> <p>New development of one or more new dwellings are expected to demonstrate a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency (set by SAP10.2).</p> <p>New developments of 1,000sqm or more of new non-residential floorspace are expected to demonstrate that they achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.</p> <p>All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard</p> | <p>This policy now mandates a % improvement on the energy efficiency of the building as step 1 of the energy hierarchy. This contributes significantly to lowering the demand from new buildings on energy infrastructure and potential costs and emissions required from retrofitting.</p> <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>The policy is updated to include a development threshold for when the policy applies.</p> <p>Information relating to the performance gap has been moved to the supporting text under NZC1, as this related to the newly imposed condition for pre-occupation measurement of carbon emissions. The supporting text has been updated with the relevant methodologies for calculating energy efficiency to provide clarity on how carbon</p> |
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| <p>matters application, full application, Section 73 application or section 96a (non material amendment) application, to evidence the passive and energy efficient design for building performance.</p> <p>To ensure the performance gap between design and construction is minimised, applicants will be required to demonstrate, prior to occupation, that building performance on completion has been tested through the most up to date Standard Assessment Procedure (SAP) and that any energy efficiency performance gap between design and construction is identified and the resulting additional carbon emissions are calculated. Where this results in additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.</p> | <p>(indicative specification, or final, as available at time of application).</p> | <p>emissions will be calculated and presented through applications.</p> |
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| <p><u>Policy NZC2(B) Zero or Low Carbon Energy Sources</u></p> <p>Proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and, where possible, incorporated or utilised in the development.</p> <p>Specifically, the energy statement should give full consideration to the following:</p> <ul style="list-style-type: none"> • The potential for onsite renewable energy generation • Utilisation of onsite heat sources • Utilisation of any existing or planned local offsite renewable energy generation including renewable energy Power Purchase Agreements or direct off-grid connections to renewable energy generation • Utilisation of any existing or planned heat networks • Other low carbon energy sources. | <p><u>Policy NZC2(B) Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology</u></p> <p>New development of one or more new dwellings and/or 1,000sqm of new non-residential floorspace should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero operational carbon wherever possible.</p> <p>Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.</p> <p>Where full compliance with this policy is not feasible or viable having regard to the type of development involved and its design proposals should incorporate 'zero carbon ready' (as opposed to immediately 'low/zero carbon') technologies.</p> | <p>This policy now mandates the incorporation of on-site renewable zero and low carbon sources to achieve the carbon reductions required by Policy NZC1 and achieve on site net zero operational carbon wherever possible. This again contributes significantly to lowering the energy demand from new buildings and the burden on energy infrastructure.</p> <p>To be consistent with national planning policy, flexibility is retained within the policy to account for instances where complying with the policies can be demonstrated to be not feasible or viable, having regard to the type of development involved and its design.</p> <p>The policy now requires consideration of zero carbon ready technologies where provision of Zero or Low Carbon Energy Sources is not feasible or viable.</p> <p>The policy is updated to include a development threshold for when the policy applies.</p> |
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| <p>Alternatives to fossil fuels (such as heat pumps) should be used for heating in all housing unless the costs or configuration of the development can be demonstrated to make this unviable or impractical. Use of fossil fuels as sources of energy should be avoided unless it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> a) renewable or low carbon options are unviable (in terms of cost of installation or in terms resulting in running costs which could result in fuel poverty); or b) the nature of the use is such that renewable or low carbon options are unable to fully meet the energy demands. | <p>*this may include off site existing or planned zero, low carbon or renewable energy generation or heat network provision where there is a direct off-grid connection to the development which has capacity to serve the development.</p> | |
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| <p><u>Policy NZC2(C) Zero-Carbon-Ready Technology</u></p> <p>Where the energy statement required in policy NZC2(B) demonstrates that renewable or low carbon options are unable to fully meet demand or are unviable, developments will be required to incorporate “zero carbon-ready” technology that will allow future decarbonisation of energy as the national energy grids or any other local energy sources decarbonise.</p> <p>Where fossil fuel based energy sources are utilised, residual emissions will be offset through NZC2(D) below.</p> | <p>Removed – covered in policy NCZ2(B) see note above.</p> | <p>Removed – the requirement to consider Zero Carbon Ready Technology is now included in policy NCZ2(B) see note above.</p> |
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| <p><u>Policy NZC2(D): Carbon Offsetting</u></p> <p>Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:</p> <p>1) a cash in lieu contribution to the District Council's carbon offsetting fund</p> <p>or</p> <p>2) at the Council's discretion, a verified local off-site offsetting scheme, provided that the scheme is properly quantified and is verified by the Warwickshire County Council's Ecology team. The delivery of any such scheme must be local and guaranteed.</p> <p>Contributions to an offsetting scheme shall be secured through Section 106 Agreements. The Council will maintain Supplementary Planning Guidance setting out how contributions will be utilised.</p> <p>Developers will be expected to set out and evidence anticipated carbon emissions for developments taking account of emissions</p> | <p><u>Policy NZC2(C): Carbon Offsetting</u></p> <p>Where a development proposal of one or more new dwellings and/or 1,000sqm of new non-residential floorspace cannot demonstrate that it is net zero carbon, it will be required to address any residual carbon emissions by:</p> <p>1. a cash in lieu contribution to the District Council's carbon offsetting fund</p> <p>and/or</p> <p>2. at the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within Warwickshire and Coventry, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.</p> <p>Contributions to an offsetting scheme shall be secured through Section 106 Agreements</p> | <p>More information is provided on the calculation of carbon offsetting, including the carbon value to be used in calculations.</p> <p>The policy is updated to include a development threshold for when the policy applies. Further information is provided on the definition of 'local' offsetting schemes and amended to include Warwickshire and Coventry to provide flexibility in delivery.</p> |
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| <p>during the operational/occupied phase of the building's life and during demolition if it is reasonable to expect this to occur within 30 years. In determining the level of the development's carbon emissions assessments should consider all emissions that will occur within 30 years of completion.</p> <p>Where "zero-carbon ready" technology is incorporated within the building, associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy sources.</p> <p>Where the SAP undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application.</p> | <p>and will be required paid prior to the occupation of the development.</p> <p>The amount of carbon to be offset will be calculated according to the SAP or SBEM carbon emissions submitted in the energy statement required under policy NZC(1). This must then be multiplied to reflect emissions over a period of 30 years from completion. Where "zero-carbon ready" technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual Treasury Green Book BEIS projections of grid carbon intensity or future national equivalent).</p> <p>The carbon offset contribution amount will be calculated within the energy statement at the submission of the application. It must then be recalculated at completion and pre-occupation. Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point</p> | |
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| | <p>of determination of the planning application and an adjusted payment made if necessary.</p> <p>The carbon offset price is the central figure from the nationally recognised non-traded valuation of carbon, updated annually as part of the Treasury Green Book data by BEIS.</p> <p>Funds raised through this policy will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.</p> | |
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| | <p><u>NZC3 Embodied Carbon (New policy)</u></p> <p>New major development should demonstrate in the energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used.</p> <p>Proposals for development of 50 or more new dwellings and/or 5,000sqm of new non-residential floorspace should be accompanied by a whole-life assessment of the materials used.</p> | <p>Due regard and consideration to embodied carbon is now reflected in this new policy. This is directed at major development, which has the propensity to conduct such assessments and thus is feasible, and the scales at which the policy applies means the additional costs of such assessments are viable.</p> |
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| | <p><u>NZC4 Existing Buildings (New policy)</u></p> <p>All developments should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1. In addition all development should consider alternatives to conventional fossil fuel boilers. This should be explored through a Low/Zero Carbon assessment of low carbon options within the submitted application documents.</p> <p>Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.</p> <p>The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.</p> | <p>With regard to existing buildings, NZC1 does not apply to existing buildings as the cost and feasibility of retrofitting existing buildings to the ambitious standards of NZC1 are so variable making it very difficult to demonstrate they are feasible and viable.</p> <p>To further support sustainable construction policies within the adopted Warwick Local Plan this policy provides positive weight to developments which can improve the buildings energy efficiency and reduce carbon emissions through low or zero carbon technologies.</p> |
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7 Consultation Representations

Net Zero Carbon (NZC) Development Plan Document (DPD) Report of Public Consultation

| | Ref | Consultee | Consultee Position | Consultation Comment | Identified CORE THEME - Refer to Section 4 for response | Response | Proposed Amendment Please refer to Section 4 of the Consultation Response Report for a full response to identified themes and proposed amendments. |
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| 1 | 72093 | Individual | Support | I fully support the new net zero development plan document. I remain anxious that developers may prefer to pay for offsetting instead of tackling the net zero aim for future housing. Offsetting must be the more expensive alternative and only allowed if the net zero objectives are genuinely impossible to meet in full. | Energy Hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to the identified theme. | |
| 2 | 72079 | Individual | N/A | Section 3: The Planning Policy Context: The NPPF was last updated on 21 st July 2021. | | Thank you and noted - the DPD will be updated with the latest NPPF paragraph numbers and text | NPPF references updated to 2021 version |
| | 72080 | Individual | Mixed | Section 9 Viability: If the development cannot be made viable and therefore actively harms the Council's ambitions to reach net zero then it shouldn't be allowed. In the least, sales value should not be an excuse for not complying. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 3 | 72090 | Individual | Mixed | The draft policy states that its target is as close as possible to net zero emissions produced within Warwick district by 2030. | | Thank you for your response to the consultation | |
| | | | | 1. The inclusion of "as possible" means your performance against this target cannot be measured because you can always claim something has not been possible. Therefore, "as possible" should be removed. | Policy flexibility | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. NPPF para 157 requires development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. | |
| | | | | 2. Limiting the target to emissions produced within Warwick district means that you can meet the target by moving emissions production (e.g. a factory) to anywhere outside the district, thus not actually contributing to net zero globally at all. Instead, your target should be for all final outputs consumed in Warwick district to have net zero emissions, thus taking account of their global carbon impact. | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | I expect that both these changes mean you would need to do more, sooner to meet net zero or to push the target zero (sic) date back. | | Thank you for your response to the consultation | |
| | | | | If you do not make these changes, it would suggest your net zero policy is a sham. | | Thank you for your comments in regard to the scope, phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. | |
| 4 | 72088 | Individual | Support | I'm fully in favour of houses being built to have net zero carbon. | | Thank you for your response to the consultation | |
| 5 | 72089 | Individual | Support | Since all new cars are to be zero-carbon, it would seem to make sense that all new houses should also be zero-carbon. | | Thank you for your response to the consultation | |
| 6 | 72081 | Individual | Mixed | Section 1 The Local Context: Climate Change and environmental (sic) degradation are the 2 most important issues facing our societies. Our children and grandchildren urgently need the current generations (sic) to act now to slow down and reverse the damage done over recent decades. | | Thank you for your response to the consultation | |
| | | | | The commitments are commendable but there is little about reducing vehicle emissions and few links to the environmental destruction of flora and fauna. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to the transport and biodiversity. | |

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| | | | | I have followed WDC's appalling planning decisions over the last few years. Wilful destruction of the greenbelt, weak enforcement of planning conditions and bending over backwards to enable HS2 etc. Both the Planning function and the Committee need to improve. | | Comment acknowledged | |
| 7 | 72092 | Individual | Support | I would like to register that I thoroughly support the aims and objectives of the proposed Net Zero Carbon policy. On an initial reading of the document, it appears to be well thought-out (sic) (including a sensible reference to avoiding creation of fuel poverty) but entirely focussed on carbon during occupation and use of buildings. Would it also be worthwhile to consider embedded carbon in the construction phase, and to encourage the use of renewable or low-carbon construction materials? | Embodied Carbon | Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 8 | 72082 | Individual | Support | Section 1 The Local Context: Modern society, despite products becoming more energy efficient, is still demanding more energy. Society wishes to reduce reliance on fossil fuels, but renewables will only be able to satisfy some of the energy demands. By reducing energy consumption this makes that goal a lot more achievable. We can either make moderate changes to society now, balancing our accustomed lifestyle with sustainability, or leave it until later when changes to our lifestyle will have to be more drastic. Drastic changes could include retrofitting houses. So by making homes more energy efficient now will save money and energy in the longer run. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 9 | 72091 | Individual | N/A | <u>I can confirm that HS2 Ltd have no specific comments to make on this consultation. However, we note the council's aspirations and would advise that HS2 will also support the UK's transition to a net zero carbon economy (further information can be found here https://www.hs2.org.uk/why/carbon/</u> | | Thank you for your response to the consultation | |
| 10 | 72083 | Theatres Trust | Support | Section 1 The Local Context: Theatres Trust has signed up to the Culture Declares Emergency campaign and has set out commitments to help influence and improve the sector's (sic) sustainability. The district contains theatres including the Priory and Talisman in Kenilworth, Bridge House and Warwick Hall in Warwick and the Loft Theatre in Leamington Spa. These are vital cultural and community spaces that enable local people to enjoy live performance and contribute to wellbeing, inclusion and placemaking. Theatres, like all public buildings, have an impact on the environment so efforts to improve their sustainability will generally be supported. To that end the Trust has made grants available to theatres undertaking such projects and we are a source of free advice and support where works are proposed. Therefore we are supportive of this DPD coming forward and the additional policy and guidance it provides to applicants. | | | |
| 11 | 72096 | Individual | Unclear | Stop with the Fraud!!! | | Thanks and noted - we applaud the effort and commitment by the Theatres Trust to improve the sectors sustainability. | |
| 12 | 72094 | Individual | Mixed | There is a great deal of damage to undo and past squandering of mistakes to make up for, not least the arrogant and deeply narrow minded revocation in 2016 of the previous central Government's policy of requiring net zero new builds before now. It is now imperative that all new builds are net zero, and not just in their design and operation/use but in their construction as well. Current general practice in construction is far from net zero and must move to net zero with urgency. What sanctions/penalties will be applied to those developments that fall short of standards that will be agreed at planning permission? Hopefully they will be obliged to fund and perform works necessary to bring such developments to the agreed standards. | Embodied Carbon Performance gap | Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| | | | | I am concerned that NZCZ (B) and (C) provide potential loopholes and therefore need to be both rigorously enforced and resourced to ensure they are enforced. Equally the certification of compliance post-construction must be properly resourced to ensure its effectiveness. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Finally, I certainly welcome this initiative but remain deeply concerned on the lack of concrete policies to address the existing housing stock. | Existing housing / retrofit | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 13 | 72084 | Individual | Support | Section 5: Aiming for net zero carbon is one of the most important things we can do as an area and as a country. We need to stop allowing short term (financial) gains to be the major voice in new house building especially. | | Thank you for your response to the consultation | |
| | 72085 | Individual | Support | Section 6: A good range of options and a good focus on sustainable solutions. Agree that we need to be am (sic) to us and hold developers to a high standard. | | Thank you for your response to the consultation | |
| | 72087 | Individual | Support | Section 7 Energy Sources: Agree. | | Thank you for your response to the consultation | |
| | 72086 | Individual | Mixed | Section 8 Carbon Offsetting: Agree that this should be a last resort. Hope that this policy is robust enough to prevent developers finding it worth doing this except in the very few unusual cases. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 14 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | 72095 | Severn Trent | Support | Policy NZC1: Achieving Net Zero Carbon Development – Severn Trent is supportive of this policy, particularly bullet point 1. One key element of reducing energy demand and carbon impact in households is water usage. One of the key findings of an Environment Agency report named ‘Greenhouse gas emissions of water supply and demand management options’ - link is that “89 per cent of carbon emissions in the water supply - use - disposal system is attributed to “water in the home” and includes the energy for heating water (excludes space heating), which compares with public water supply and treatment emissions of 11 per cent.” | | Thank you for your comments. We acknowledge the need for water consumption to be reduced and the impact this will have on mitigating for climate change and carbon emissions. | |
| | | | | It is therefore pertinent that this policy includes measures to design and build new developments that are fitted with water efficient fittings, meeting the optional requirement in Building Regulations of 110 litres of water per person per day (l/p/d), this goes beyond the 125 l/p/d that is specified in Part G of Building Regulations. | | Adopted Local plan policy FW3 states that The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres / person / day. This includes five litres / person /day for external water usage | |
| | | | | We recommend that if this is not already a policy within your Local Planning documents that it is updated to be included to support your Net Zero ambitions. We would recommend the inclusion of the following wording: | | As above the requested standard is already contained within Local plan policy FW3 | |
| | | | | ‘Development proposals must demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres of water per person per day.’ | | As above the requested standard is already contained within Local plan policy FW3 | |
| | | | | This is supported by National Planning Policy Framework (July 2018) Paragraph 149 which states: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.” | | Thank you for your response to the consultation | |

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| 15 | 72110 | Individual | Support | Overall, I support the proposals in the consultation document, bearing in mind that, as I understand it, Leamington Spa is an area of high CO2 emissions. There appear to be some potential 'exemptions' in the consultation document which allow the continuation of fossil fuel uses for developers where alternatives are not considered 'viable'. I think the Council should be <u>rigorous</u> in allowing any such exemptions; otherwise, developers will continue to use the cheapest energy installations, irrespective of the emissions. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | It is pity that these sorts of considerations were apparently not taken into consideration in the housing developments along and south of Europa Way. So far as I can tell from my research, that housing does not meet any future sustainable environmental standards, and, of course, the developments have sadly led to the destruction of many mature trees along Europa Way and surrounding roads. | Local circumstances | Thank you for your response to the consultation | |
| | | | | The Net Zero Development Plan relates specifically to buildings, but it should be coordinated with plans for the reduction of emissions from transport/cars etc, which (as per an on-line meeting a few months ago) I believe are the subject of future planning from the County Council. Particular points are: | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 1. There should be 'Park & Ride' facilities to discourage car traffic from the Leamington Spa town centre; I understand that this is already under consideration. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 2. The installation of electric car charging points in both streets and car parks is vital to future encouragement of the use of electric cars and the consequent reduction of emissions. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. The recent COVID related pedestrianisation of The Parade in Leamington seems to have been well regarded, and it was a shame to see it opened up again to traffic after the Government's 19/7 'freedom day'. Since, previously, there was already limited traffic access on to or off The Parade, and very small amounts of traffic seemed to use it, and it is not a designated A or B road, there seems to be a strong argument to continue the pedestrianisation in the future, (with allowance for disabled access and possibly, bus turning circles at either end), which would contribute to the reduction of emissions in the town centre. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 4. Further 'traffic calming' measures are needed around the town to constrain emissions - particularly on Willes Road, Newbold Terrace East, and the A452 to the west of the town. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 16 | 72111 | Individual | N/A | The Planning team at the Coal Authority have no specific comments to make on the draft Net Zero Carbon DPD. | | Thank you for your response to the consultation | |
| 17 | 72097 | Individual | Support | Section 1: The Local Context | | | |
| | | | | These are all crucially essential steps. Time is short and action is urgent. | | Thank you for your response to the consultation | |
| | | | | Section 2: National Context | | | |
| | 72098 | Individual | Support | Frankly, this is all a basic minimum. This must all be done, be done promptly and fully, and with no wriggle-room or get-outs. | | Thank you for your response to the consultation | |
| | 72099 | Individual | N/A | Section 3: The Planning Policy Context | | | |
| | | | | Exactly the same as comment on Ch.2 | | Thank you for your response to the consultation | |
| 72100 | Individual | Mixed | | Section 4: Aims and Objectives | | | |
| | | | | This is a bare minimum. | | Thank you for your response to the consultation | |
| | | | | Note that: "4.2.3 Objective 3: To support the consideration of low carbon energy sources as part of large scale development proposals." This needs to go beyond 'consideration'! | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | Amend objective to 'Support inclusion of low carbon energy sources' |

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| | | | | The words there should be 'development and implementation'; no wriggle-room, no get-outs. | Policy flexibility | As above | |
| | 72101 | Individual | Support | Section 5: Overarching Strategy But of course! No wriggle-room, no get-outs. | | Thank you for your response to the consultation | |
| | 72102 | Individual | Mixed | Section: Policy NZC1: Achieving Net Zero Carbon Development Re:" a) Considering the potential to utilise large scale renewable or low carbon energy sources such as heat networks or local large-scale renewable energy generation sources, preferably through a direct connect." As before 'considering' is not strong enough - there needs to be more muscle, more bite, to this. Re: offsets - these need looking at carefully so that they are *real* and not 'greenwashing'. The offset industry is full of loopholes - they must not be allowed. | Carbon offsetting | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Amend 5.32 a) to 'Utilising large scale renewable or low carbon energy sources, where available'. |
| | 72122 | Individual | N/A | <u>The consultation documents would not pass the scrutiny of the Plain English Campaign (http://www.plainenglish.co.uk/). This is absolutely not a user-friendly consultation, either in terms of your use of language, or in terms of the level of computer confidence and</u> This is <i>not</i> an example of the Council demonstrating a real commitment to involving local people in the decision-making process. It seems to me to be a 'CINO' – consultation in name only, allowing someone in the office to tick a box saying: 'we consulted' . . . but the consultation is neither wide nor significantly 'real'. The section of the population capable of responding in any meaningful way is very small. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation Thank you for your response to the consultation | |
| 18 | 72112 | Individual | Mixed | <u>Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116</u> The aspiration to achieve net zero carbon emissions in the District in the coming years is a hugely challenging one. Taking full advantage of the opportunities for achieving zero / very low carbon emissions in new development will be essential if new development is not going to add significant additional carbon emissions to current levels and thus make the task of achieving net zero carbon even more difficult. The proposed DPD will strengthen local policy in relation to carbon emissions and will help drive the delivery of low/zero carbon technologies in the district and help the development and improvement of zero/low carbon construction approaches. It is noted that the relevant policies will apply to changes of use and conversions where planning permission is involved. Given that there may be significant differences in approach to conversions as opposed to new build, we wonder whether there could be more information / detail in relation to achieving the standards in the case of conversions. With regards to viability, if the requirements of the policies are challenged on viability grounds, it would be helpful to understand how the zero carbon requirements will be balanced with other planning requirements. Where carbon offsetting is required / allowed as part of the policy implementation, this should be done in a way which genuinely achieves reduced emissions in the long term and can be verified to do so. | Existing housing / retrofit Viability of development Carbon offsetting | Thank you for your response to the consultation Thank you for your response to the consultation Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 19 | 72103 | Individual | Support | I support the Climate Change action plan for all future building developments in and around Warwick. We should ONLY be building green/ eco housing which is in line with the Climate Change Emergency requirements. | | Thank you for your response to the consultation | |

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| 20 | 72113 | Individual | Support | I am writing to make clear my support for local plans which help the environment and take steps to mitigate the current climate emergency. In my opinion it is by far the greatest danger facing us and we are currently sleepwalking towards a cliff-edge. I hope the council can be bold and decisive in their actions regarding the environment. We do not have a spare natural world and it is abundantly clear how much damage humans have done already. We must take steps to rectify the damage we have done as a matter of urgency and we must implement policies and ways of developing our communities that support the natural world, instead of destroying it. | | Thank you for your response to the consultation | |
| 21 | 72114 | Individual | Support | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 We support the objectives which have been set, but wondered if the following has been taken into consideration: The greenhouse gases emitted in making the materials which will be used in the construction of new developments. The emissions made when transporting materials to the development sites. The type of materials used not only in the construction of new buildings but supporting infrastructure such as new roads. Promoting use of sustainable travel options in the design of new developments such as cycle lanes and public transport connections. | | | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 22 | 72123 | Individual | Support | We strongly support this proposed document, just a few refinements. Ensure statements are definite, such as using the word "must" sustainable active travel should be a core feature with any development. Consider the use of home zones where appropriate, to favour the walking and cycling modes. Biodiversity - a crucial part of sustainable development, a good reference document: www.rhs.org.uk/science/conservation-biodiversity/plants-for-bugs | | | |
| | | | | | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 23 | 72124 | Oxalis Planning Limited on behalf of Cuvette Property Consulting Limited | Support | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 Overall, we agree with the Council's approach to addressing the climate emergency. The policies generally incorporate flexibility, but we believe that Policy NZC2(A) should include clarification on the need to include information regarding energy performance, only where relevant to do so.. NZC2(A) - add 'where relevant to policy wording. Energy performance many not be relevant for all reserved matters, S73, 96a applications. | | | |
| | | | | | Performance gap | Thank you for your response to the consultation. The developments to which the policies apply are identified at paragraph 5.4 of the Consultation Draft. | Include and clarify the types of development to which the DPD policies apply in Policy NZC1 |
| | | | | | Policy flexibility | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. We understand that S73 and S96 applications refer to amendments to existing applications (minor material, and non-material respectively). We would expect the energy information to be resubmitted if the amendment might in any way impact the energy performance of the building. This should include any changes to form, orientation, and glazing value, as well as more obvious energy-related changes such as insulation values, renewables, and heating system. Any of the above could change the amount of energy that would need to be met with renewable supply, or the amount of carbon that would need to be offset. It is for the applicant to demonstrate compliance with the policies. | |

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| 24 | 72125 | Individual | Mixed | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | Whilst I applaud the ambition of WDC and when successfully completed the DPD will be a GIANT step forward, the current document has too much wriggle room for developers / house builders thus enabling them to deliver their current crap by just adding a heat pump. Doing so will not deliver net zero carbon in use now, will result in larger energy costs for the occupier and will require expensive retrofit in the future. | Energy hierarchy | Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Specify only Net Zero Carbon in use No SAP - only use PHPP. This is the Passivhaus Planning Package Offsetting in terms of renewable energy only - no trees - like NONE No gas No hydrogen! strongly suggest that as WDC takes this policy forward that specialist advice is procured from organisations employing people who have done this before. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 25 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | We welcome the DPD as a major step towards ensuring that all "all new developments should be net zero carbon in operation" thus enabling the "achievement of national and local carbon reduction targets". There are several technical areas which we believe may be improved or amended. | | Thank you for your response to the consultation | |
| | | | | The overall tone of the document is soft. It should be tightened by substituting words such as 'asking' with words like 'must' to ensure that the policies are given appropriate weight. Phrases such as 'demonstrates ...have been considered' (NZC2(B) page 23) should be avoided as they are too vague to be meaningful and allow opponents to the policies to argue for alternatives. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The overall policy NZC1 (page 17) is a clearly presented summary of sub-policies but should not include carbon offsetting as one of three critical elements (see below). By presenting offsetting in the first box there is the danger that developers will automatically view this as an option to follow. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | There is also no mention in NZC1 of the site and layout of developments despite the phrase "occupants to live in ways that minimise energy demands". Net zero housing should include the reduction in energy demand that comes with 'living' with sustainable active travel. This means considering pedestrian and cycling routes, access to public transport as well as capability to charge EVs. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Local Context: There is no direct mention of local residents as stakeholders (1.1. iv page 6) which is odd given that there has been a WDC People's Inquiry into climate change. The results of the inquiry should be included in the draft DPD to demonstrate local support for zero carbon housing, especially as the second strongest recommendation was "Every new house must be carbon neutral both in construction and in their future use". | | Thank you for your response to the consultation. | Include reference to local residents and stakeholders in Local Context section |
| | | | | there is little in the draft about biodiversity net gain, apart from a brief reference (2.2 page 9) to the CCC report on tree planting, peatland restoration and green infrastructure. | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| 72126 | Kenilworth Town Council | Support | Policy NZC2 (A), as described, seems contradictory in referring to a carbon emissions target of at least 75% reduction figure in a document about achieving net zero carbon. This is essentially saying that up to 25% of emissions will be permitted for offsetting. Also, throughout this section, net zero carbon targets should be defined as energy performance 'in use', although it is important to stress that SAP does not have any relationship with 'performance gap'. SAP is a tool to show compliance with a design standard and not 'performance in use' thus will not be able to ensure the 75% target. Reference to the Future Homes Standard (page 20) in this way is inappropriate because it means this consultation is referring to something to be carried out on the basis of another consultation. This approach cannot therefore ensure net zero carbon or even a 75% reduction in emissions as, ultimately, there is no way of knowing what the Future Homes Standard will contain. | Energy Hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Regarding note 5.4 The exception to this list is 'extensions/modifications attached to existing dwellings'. This seems anomalous. Kenilworth Town Council's planning committee routinely add a non-mandatory condition to planning applications: "With reference to the WDC Local Plan policy SC0 "Sustainable Communities" and the Kenilworth Neighbourhood Plan policy KP15 "Environmental Standards of New Buildings", Kenilworth Town Council requests that the applicants address matters relating to the environmental impact of the development with the aim of the resulting property, in its entirety, having an improved energy efficiency and water efficiency, where affected, compared to the existing property." The DPD should carry a similar but mandatory condition for extensions and modifications. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Include and clarify the types of development to which the DPD policies apply in Policy NZC1 |
| | | | Energy sources The mention of 'hydrogen-ready' (7.6 page 25) seems optimistic given the Government's UK recently published Hydrogen Strategy https://www.gov.uk/government/publications/uk-hydrogen-strategy that shows no plan for widespread domestic hydrogen use before mid-2030s making it difficult over the next few years (at least) for a developer to interpret what 'hydrogen-ready' means. Even if green hydrogen was made available locally by the mid-2030s (and it would have to be green as blue hydrogen would not offer any significant reductions in carbon emissions) this would be too late to contribute to WDC's declared aim of reducing carbon emissions within Warwick District to as close to zero as possible by 2030 (section 1.1.1 ii). Given these problems, we would recommend excluding hydrogen-ready from the document. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | |
| | | | Carbon offsetting. Following the science, latest research shows that carbon offsetting through planting trees will be ineffective in reducing carbon emissions within any of the defined national and local timescales to reach zero carbon emissions. It is also unacceptable for developers to offset carbon emissions through payments to WDC. At current prices (48 euros per tonne), a 30 year, 2 tonnes C/yr calculation would require a developer's payment of just under £2500 per house. Such a modest premium provides no incentive to invest in zero carbon housing and does not make a direct contribution to WDC's zero carbon targets. In any case, the policy suggests that offsetting should only be applied to occupation and demolition and omits the carbon emitted during the construction phase. It is our view that NZC2(D) should be excluded and there should be a new Exceptional Basis clause for offsetting residual carbon emissions (see below) only through payment for on or offsite renewable energy production: i.e. no other form of offsetting will be permitted. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| | | | | Viability. [This is erroneously referred to as 'Visibility' in the pdf version]. The way this is presented in the draft has the potential to become a get-out clause for developers. DM2 in the current WDC Local Plan is regularly used by developers to downgrade specifications on developments. Therefore, policy NZC2E needs greater definition. Relevant to this is the associated WDC-commissioned BNP Paribas report which shows that the DPD conditions, if implemented, would raise capital costs for house residential construction by 3-6%. This should be referred to in the DPD as a source of evidence for why financial viability cannot be used as an argument. We believe that Policy NZC2(E) should be excluded in favour of inclusion in an Exceptional Basis clause (see below). It's worth noting that these figures of 3-6% are in any case unlikely to represent a real cost to the developer as they will normally be absorbed into the agreed price for the land (see BEIS Parliament Select Committee meeting with developers, Q259 onwards http://data.parliament.uk/WrittenEvidence/CommitteeEvidence.svc/EvidenceDocument/Business,%20Energy%20and%20Industrial%20Strategy/Energy%20efficiency/Oral/98021.html). Land sellers are unlikely to balk at the absorption of such small costs especially while house price inflation continues to rise. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Exceptional Basis clauses We propose at least two Exceptional Basis clauses to capture the issues of financial nonviability and carbon offsetting. There are precedents for this in other currently drafted Local Plans, for example from the Central Lincolnshire draft plan pages 28-29 (https://centrallincs.inconsult.uk/CLLP.Draft.Local.Plan/consultationHome). | Carbon offsetting | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation | |
| 26 | 72127 | Individual | Support | I think that all buildings should have Zero carbon built in them. To make it Echo Friendly. And solar panels to make homes green, especially new buildings. | | Thank you for your response to the consultation | |
| 27 | 72109 | Individual | Object | Section: 5 Overarching strategy | | | |
| | | | | Does not address the key issue of transport to/from properties to the wider community. Robust and viable sustainable transport of people and the delivery of goods/services must be incorporated into the "net-zero" targets. It is completely unacceptable for buildings to be gratuitously built and a few trees planted to "offset" carbon emissions; this is a recipe for corruption. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72106 | Individual | Object | Section: 7 Energy sources | | | |
| | | | | If zero/low carbon heating is not possible then the building will just be cold? | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Exceptions to allow fossil fuel use will inevitably lead to corruption. If a proposed new building couldn't incorporate a fire escape, would planting a few trees be ok to mitigate this? | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | There appears to be a fundamental lack of understanding on what a climate EMERGENCY actually is. A developer making less profit is no justification; they need to work smarter. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72105 | Individual | Object | Section: 9 Viability | | | |
| | | | | If this was fire escapes or asbestos cladding Section 9 would not even exist. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| If a project cannot be completed within the building regulations, then it cannot be built? | | | | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | | |
| | | | Simply another backdoor for corruption. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | | |
| | | | Section: Policy NZC2(C) Zero-Carbon-Ready Technology | | | | |

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| | 72108 | Individual | Object | Proposing that developers just need to plant a few trees and promise to fix things up in future insults voter's intelligence. This is a mechanism for developers to shirk their responsibilities and continue to pollute. If a building cannot be built properly now then just build it later when it can or give up the development opportunity to somebody who can come up with a more imaginative solution. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Making people properly think about a problem is not "red tape" preventing development. However I can see how greedy, lazy developers would be quite upset with this. | | Thank you for your response to the consultation | |
| 28 | 72128 | Individual | Mixed | 1. Instead of “asking” developers to take energy reducing steps when building housing, there should be an obligation to do so. Developers “must” do what Warwick DC sets out, with no opt out option for developers. The language and expectations need to change and become more stringent. Warwick DC has committed to deliver energy reductions in its Climate Emergency declaration. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 2. Alongside energy reduction measures, there should be consideration of energy-reducing, sustainable public travel: prioritising public transport, pedestrian and cycling areas over the use of petrol or diesel fuelled cars. Charging points for electric vehicles should be provided widely. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. Net zero carbon targets should be defined as energy performance “in use”. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Add clearer clarification at the start of the DPD that it relates only to in-use carbon resulting from energy use in buildings. |
| 29 | 72115 | Individual | Mixed | Section 4: Aims and Objectives | | | |
| | | | | At last! We should have been doing this years ago. | | Thank you for your response to the consultation | |
| | | | | The objectives in 4.2 are good but not sufficient. Carbon use generated by the use of buildings is not properly considered. Such as how the site location, density and layout affects travel choices (bus vs cycle vs car vs train). Also, whether the buildings should include provision for cycle storage, e-bike or EV charging facilities. Also, requirements for developments to be designed for optimum bus and cycle access. Also site provision for supporting wildlife or offsetting the loss of habitat. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72116 | Individual | Object | Section: Policy NZC1: Achieving Net Zero Carbon Development | | | |
| | | | | This is an emergency. Zero carbon cannot be achieved using low carbon sources. Low is not zero - and how low do you mean? This looks like a get-out option which should be removed. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and that of policy flexibility. 'Low' carbon sources include electricity, which already has a lower amount of carbon emissions per kWh than gas, and will eventually reach net zero carbon along with the grid (2035, if the ambitions expressed by the Prime Minister at the recent climate conference are realised). | |
| | | | | Carbon offsetting is also problematic and too easily used as a get-out. "Burn now - offset later" should not be an option. Any offsetting for the building construction must be within the time frame of the building construction. Any offsetting required from the use of the building must be equivalent and run at the same time as the carbon usage. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The wording suggests WDC is not seriously committed to this. "Should", "expected" and "considered" do not mean the same as "must", "required" and "delivered". There should be no wiggle room and the policy should be explicit in defining what is required. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 72118 | Individual | Object | Policy NZC2(C) Zero-Carbon-Ready Technology "development may include gas heating systems that are "hydrogen-ready" This is highly speculative and should be removed until there is more certainty that zero-carbon hydrogen will actually be supplied within the time frame of this plan. | | Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. The text is an example of zero carbon ready technology not a requirement | | |

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| | | | | If fact this whole policy should only permit national grid electricity as a not-yet fully zero-carbon source. | | As above | |
| | 72117 | Individual | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources This is an emergency and the policy must be tighter. See previous comments on low carbon & wording style. This policy has too many get-out options - they should, sorry, must, be removed. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72119 | Individual | Mixed | Section: Policy NZC2(D): Carbon Offsetting Whilst I welcome tree planting for many reasons I question whether the scale of planting, and the required growth rate, can be achieved for significant carbon offsetting. This must not be seen as a get out option for avoiding zero-carbon buildings. We don't want developers, or the council, to see slipping some money into a WDC fund as a way of easing past the zero carbon requirements. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72120 | Individual | Object | Section: Policy NZC2(E) Viability This looks like another possible get-out route. It may be that some developments should in fact fail if they cannot be viable. Is this policy wording strong enough to prevent big developers avoiding the commitment to zero carbon? | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 30 | | | | We are in a climate emergency. Focus should be on using most effective renewable energy. | | Thank you for your response to the consultation | |
| | 72121 | Individual | Unclear | 1. Imperative to use communal ground source heating systems. One plant for all houses to share and tap into. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme of policy flexibility. Local Plan policies must have a degree of flexibility to ensure that they are application to different types of developments and their context. | |
| | | | | 2. 100% of houses roofs to have solar panels with orientation for optimal solar panels in place of roof tiles. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme of policy flexibility. Local Plan policies must have a degree of flexibility to ensure that they are application to different types of developments and their context. | |
| | | | | 3. Charging points for cars. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 4. New housing must be close enough to local facilities to encourage cycling and walking. | Transport related emissions | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 5. Design estate to retain all existing trees and hedges to maintain biodiversity. | Biodiversity measures | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 31 | | | | I would like to support your plan for new builds to have zero carbon emissions, and even to strengthen your plan by demanding that developers embed sustainability into their new builds in terms are f renewable energy, trees and wild flowers to support biodiversity. | | Thank you for your response to the consultation | |
| | 72155 | Individual | Support | We really are at a critical juncture and we must ensure that we do everything to reduce the misery and hardships caused by climate change and biodiversity crash for our children and future generations. | | Thank you for your response to the consultation | |
| | | | | Please do whatever you can to make the future better. | | Thank you for your response to the consultation | |
| 32 | | | | Section: Policy NZC2(D): Carbon Offsetting | | | |
| | 72129 | Individual | Mixed | In my experience of how developers interpret planning conditions, this offsetting will happen far more often than this policy will expect. It will end up being used as a 'cash incentive' for councils to allow a development that should be refused on the basis of this policy. In Bishop's Tachbrook, AC Lloyd was allowed to offset 'biodiversity' losses by setting aside land far away, in a different district. This cannot be allowed under this policy. The carbon offset MUST benefit the immediate local people so people living in hugely affected areas benefit from the reduction in carbon. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Section: Policy NZC1: Achieving Net Zero Carbon Development | | | |

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| | 72130 | Individual | Mixed | 'Offsetting should be delivered within or as close as possible to the development' - this is absolutely vital. But this policy should go further and say 'no further than 1 mile from the development' so that developers cannot plant trees in far away districts which are of no benefit to the local people whose green fields, trees and hedgerows are being built on. In Bishop's Tachbrook AC Lloyd offset biodiversity losses by securing land in Alcester, in a different district. This cannot be allowed to happen under this policy. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72131 | Individual | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources 'unless the costs or configuration of the development can be demonstrated to make this unviable or impractical.' This should be removed so developers are not allowed a 'get out of jail free' card regarding fossil fuels. Non fossil fuel sources need to be used as widely as possible to make their use viable and practical, otherwise they will remain niche and expensive. Developers must be directed to use them from now onwards. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and that on policy flexibility. | |
| | 72132 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting 'The delivery of any such scheme must be local and guaranteed.' But also local must be defined as 'no more than 1 mile' from the development so developers do not claim to be unable to offset it any more locally than the next district (see Bishop's Tachbrook Warwick District AC Lloyd biodiversity offsetting in Stratford District) | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72133 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting 'As such the Council considers offsetting to be an option of final resort. ' This must be absolutely adhered to with a target of 0% of developments using offsetting per year and a public KPI linked to this measure. The council should freely and willingly publish details of decisions where offsetting has been allowed, and publicly justify why the exemption has been permitted. WDC must hold developers to account on this and the public must be able to hold WDC to account on this 'final resort'. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 33 | 72156 | Kenilworth All Together Greener | Mixed | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | We question whether the Government's Standard Assessment Procedure will be updated in time and in an appropriate manner to fix its current blind spot in regard to the significant performance gap between design and construction. This is absolutely crucial. If this is not addressed, then how will developers demonstrate compliance with the WDC's in use standard? | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | We are also very concerned at the prominence given to offsetting. Offsetting is a very poor substitute for reducing carbon emissions at source and should only be a very last resort. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | It is widely recognised that planting trees only removes atmospheric carbon in significant quantities in the longer term. It cannot be used to achieve nearer term targets such as WDC's and as the global climate crisis requires. Renewable energy generation both on and off site are vastly preferable. We also question the proposed use of the carbon price in the EU Emissions Trading Scheme as a suitable metric. This has a track record of being too low to provide the desired leverage. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 34 | | | | Finally, we want to see the document use clear, unequivocal, legally enforceable language (e.g. 'require', 'must', etc. rather than 'expect', 'should',). We want it to succeed. | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |

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| | 72157 | Individual | Mixed | 1. Although these proposals are an attempt to address the government target of meeting net zero carbon nationally by 2050 as a declared reaction to the Climate Change Emergency now recognised, the proposals do not include any practical methods that will achieve that objective. | | Thank you for your response to the consultation This DPD aims to take the action that is available within planning powers, that is: what kind of new buildings are permitted to be built, and what energy performance they are expected to achieve. | |
| | | | | 2. Zero Carbon is a most difficult calculation and depends on accounting for all actions necessary to achieve the obvious actions. CO ₂ sequestration applies to the whole of the global atmosphere. As temperatures are rising and forests burn, seas warm and the Carbon cycle changes, this leads to more atmospheric CO ₂ than is absorbed naturally. | Embodied Carbon | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | 3. In short the draft plan is too little too late. | | Comments noted. | |
| 35 | 72134 | Individual | Support | Section: 2 National Context The national context has good aspirations but the timetable is too slow. The DPD will enable us to take action sooner to achieve these aims which in the longer term is the cost effective way to work. This is particularly important given the level of house building within the District at present and over the next few years. | | Thank you for your response to the consultation | |
| | 72135 | Individual | Mixed | Section: 3 The Planning Policy Context WDC needs to be clear about where it wants to go planning wise with carbon neutrality. The Government Planning Policy is currently extremely uncertain, and appears subject to change at a moment's notice. | | Thank you for your response to the consultation | |
| | 72136 | Individual | Unclear | Section: 4 Aims and Objectives A clear aim in a clear timescale. | | Thank you for your response to the consultation | |
| | 72137 | Individual | Unclear | Section: 5 Overarching strategy If development does not comply with the whole plan, the whole plan will unravel. | | Thank you for your response to the consultation | |
| | 72139 | Individual | Support | Section: 6 Reducing Energy Demands: Energy Efficient Buildings Not only does this benefit the climate bit it benefits householders particularly those on low incomes otherwise facing fuel poverty. | | Thank you for your response to the consultation | |
| | 72142 | Individual | Support | Section: 7 Energy sources A vital part of the DPD. | | Thank you for your response to the consultation | |
| | 72144 | Individual | Support | Section: 8 Carbon Offsetting Essential alternative where carbon neutral schemes are not viable, but hopefully not used too often. | | Thank you for your response to the consultation | |
| | 72146 | Individual | Support | Section: 9 Viability A sensible proposal in an area rich in heritage assets, but it is to be hoped applied infrequently. | | Thank you for your response to the consultation | |
| | 72138 | Individual | Support | Section: Policy NZC1: Achieving Net Zero Carbon Development This is both vital and sensible. | | Thank you for your response to the consultation | |
| | 72140 | Individual | Support | Section: Policy NZC2(A) Making Again a sensible and vital proposal, particularly that the building performance on completion has been tested. Otherwise it won't be effective. | | Thank you for your response to the consultation | |
| | 72141 | Individual | Support | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources A sensible approach which does allow alternatives in genuinely unviable cases. | | Thank you for your response to the consultation | |
| | 72143 | Individual | Support | Section: Policy NZC2(C) Zero-Carbon-Ready Technology Forward planning is the essence of good management. | | Thank you for your response to the consultation | |
| | 72145 | Individual | Support | Section: Policy NZC2(D): Carbon Offsetting Necessary alas, but I am glad to see that monitoring of the funds and progress made by adopting this policy will be included in the Authority Monitoring Report. | | Thank you for your response to the consultation | |
| | 72147 | Individual | Support | Section: Policy NZC2(E) Viability Necessary but it is to be hoped that it will not be used too frequently. Far better a case by cases approach than any attempt to outline possibilities. | | Thank you for your response to the consultation | |

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| 72158 | RPS Group on behalf of Taylor Wimpey | Object | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | Taylor Wimpey is supportive of the general principle of improving energy efficiency, however they have concerns about the proposed policies as drafted in the DPD. | | Thanks and noted. Further signposting is provided to the Consultation Report in relation to the comments made below. | |
| | | | 1.Policy NZC2(A) is currently not justified as appropriate evidence to support an accelerated timescale for the implementation of enhanced energy efficiency measures has not been provided. | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Policy Numbers are not consistent with BNP Paribas report. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | As part of the response to the Regulation 18 consultation the BNP Paribas report is being updated. |
| | | | 2.The proposed net zero carbon in operation requirement is not viable for over two thirds of the tested residential development combinations in conjunction with the current affordable housing requirement and CIL. RPS therefore recommend that consideration is given to either seeking a lower improvement in terms of energy efficiency, a lower affordable housing requirement, or a lower Community Infrastructure Levy (CIL) rate. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 3.The Council should provide evidence to indicate the proportion of its Housing Land Supply within each value area assumed for each typology so that the impact of the proposed policies on housing land supply can be assessed. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 4.RPS recommend that the CIL rates are reviewed in parallel with the preparation of the DPD and set at a level that ensures that development is viable while meeting the proposed policy requirements. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 5.RPS also note that the lower CIL rates for schemes that exceed 300 dwellings suggest such schemes are less viable than smaller developments. This is a reasonable assumption, on the basis that larger sites are more likely to be required to make a wider range of infrastructure contributions to facilitate development. Accordingly, RPS recommend that larger schemes should be considered as additional typologies through an update to the Viability Study. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 6.RPS recommend that a commitment to review the DPD should the Government fail to introduce the Future Homes Standard in 2025 as currently envisaged or make any other changes to relevant policies, legislation, and regulations should be incorporated into the DPD. | Policy flexibility | Thank you for your response to the consultation. The review of the plan will be undertaken in line with national guidance including NPPF paragraph 30 which states that Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary | |
| | | | 7. RPS recommend that this paragraph 7.1 be revised to make clear that the technologies listed are current examples that may be suitable to be considered, but that the list provided is not prescriptive and that alternatives may be more suitable. | Policy flexibility | Thank you for your response to the consultation. Paragraph 7.1 is not prescriptive but states that the energy statement should consider all available zero or low carbon energy sources | |
| | | | 8. RPS suggest that wording is added to policy NZC2(B) encourage the scope of the energy statement to be agreed with the Council prior to submission. | Policy flexibility | Thank you for your response to the consultation. The scope of an energy statement may be discussed with the Council through the Pre-application advice service. | The Council's planning application validation checklist should be updated to include the requirement for an energy statement and guidance produce on the scope of an energy statement. |
| | | | 9. RPS contend that the cost of carbon offsetting needs to be considered and the impacts of this cost considered through the Viability Study. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 10. The Council need to demonstrate that the proposed policies in the DPD are viable, which has not yet been done. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 11. The option of doing nothing is a reasonable alternative that should be tested through the SA. RPS also consider following the national approach to improved energy efficiency requirements is a reasonable alternative which should be tested by the SA. | Sustainability Appraisal | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| 37 | 72159 | Home Builders Federation | Object | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 | | | |
| | | | | The Council has not provided any evidence specifying the local circumstances in Warwick to justify Draft Policies NZC1 – NZC2(A-D) , which require standards above and ahead of 2025 implementation for Future Homes Standard. As set out in the 2021 NPPF, all policies should be underpinned by relevant and up to date evidence which should be adequate, proportionate and focus focussed tightly on supporting and justifying the policies concerned (para 31). It is the HBF's opinion that the Council should comply with the Government's intention of achieving net zero carbon development through the Building Regulations, the Council's proposed policy approach is unnecessary because of the higher levels of energy efficiency standards for new homes proposed in the 2021 Part L uplift and the Future Homes Standard 2025. | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The Council has not provided any evidence specifying the local circumstances in Warwick to justify Draft Policies NZC1 – NZC2(A-D), which require standards above and ahead of 2025 implementation for Future Homes Standard | Local circumstances | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | The Council's Viability Study should accurately account for all costs for affordable housing provision, CIL, S106 contributions and sought policy requirements | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and in respect of viability. | |
| | | | | There are situations where Draft Policies NZC1 – NZC2 (A-D) will tip the balance from 'viable' to 'unviable'. A flexible policy approach will be necessary including a relaxation of the Net Zero Carbon policy requirements. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | Landowners and developers will have to submit site-specific assessments to challenge assumptions in the Council's Viability Study. Such negotiations at planning application stage causes uncertainty for both the Council and developers, which may result in significant delay to housing delivery or even non-delivery. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 38 | 72148 | Barwood Land | Object | Section: 1. The Local Context While Barwood Land support the Council's objectives to tackling climate change this has to be done in accordance with the requirements of the Local Plan process. Additionally, we believe the viability assessment includes an error regarding the proposed and modelled BLV, with the results demonstrating that the policies are not viable at this stage. This suggests that the Council are proposing to introduce local standards that fail to meet the viability tests of the NPPF. In this context we believe the DPD is premature and should be reconsidered in terms of its viability in conjunction with the Local Plan Review. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme and in respect of viability. | |
| | 72149 | Barwood Land | Object | Section: Policy NZC1: Achieving Net Zero Carbon Development While Policy NZC1 states development should be net zero, it does not clearly present the definition of net zero, nor what is meant by being, a net zero carbon at the point of determination of planning permission as referenced in Policy NZC2(D). These supporting policy requirements do not clearly set out how development is to reduce emissions before offsetting. Given the issues of viability in Section 1 we believe that this Policy is amended to align with the requirements and timings of the Future Homes Standard and national guidance which is aiming to deliver Net Zero Ready housing over time. | Energy hierarchy | Thank you for your response to the consultation. It is explained in NZC2(A - D) that net zero carbon emissions is defined in relation to Part L of the building regulations and the accompanying SAP calculation, through which a 75% reduction in the building's energy use (again defined by SAP) should be achieved and renewable energy supply added as far as possible before the remaining emissions over 30 years should be offset with payments towards other local projects that will prevent or remove an equivalent amount of carbon. However, it would be positive to have this clearly laid out up front in Policy NZC1 that this is net zero operational carbon. | Define 'net zero ' in Policy NZC1 and Section 1 of DPD. |
| | 72150 | Barwood Land | | Section: Policy NZC2(C) Zero-Carbon-Ready Technology | | | |
| | | | | States where renewable or low carbon options (in line with Policy NZC2(B) cannot meet the full energy demand, or are unviable the developments are required to incorporate net zero carbon-ready technology to allow future decarbonisation of energy. | | | |

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| | 72152 | Barwood Land | | We support the provision of systems in homes which allow for development to be zero carbon ready and incorporate the benefits of decarbonising energy systems, this is a key requirement of the FHS and can therefore be achieved through compliance with national policy and should be reflected in the Policy. | | Thank you for your response to the consultation. | |
| | 72153 | Barwood Land | Support | Section: Policy NZC2(D): Carbon Offsetting We agree with the principle of carbon offsetting as a last resort for residual emissions and where they are guaranteed to deliver carbon savings, however we believe there should be greater flexibility in how the offsetting can be provided, with consideration given to other guidance on carbon offsetting and how it can be delivered. Additionally we believe any Council fund should be audited on an annual basis by an independent third party to ensure that it is achieving the carbon savings promised and if not, then funds should be returned to the developer to allow the procurement of verified offsets. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72154 | Barwood Land | Object | Section: Policy NZC2(E) Viability The viability assessment clearly shows that policies of the DPD will have a negative impact on land values for residential development. It shows that without a reduction in costs in other areas, i.e. the reduction in affordable housing provision in the majority of cases the policies are not viable for residential development. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | | This suggests that the Council are proposing to introduce policies that fail to meet the viability tests of the NPPF, and it is inappropriate to rely on Policy NZC2(E) as an alternative to ensuring new policies are not widely unviable, and to a development meeting the required standards. | Viability of development | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72150 | Barwood Land | Object | Section: Policy NZC2(A) Making The Council notes that the Government continues to allow Local Authorities to set standards beyond the requirements of the Building Regulations, however, the FHS consultation response notes the Planning for the Future white is aiming for national standards. A significant reason for the proposed timeline to the full FHS is related to the need to upskill and develop the supply chain to deliver the FHS. In this context we believe that the Council should retain the Government's proposed timeline for the FHS, or include a transition period to ensure the DPD is not ahead of the requirements of national policy. | Supply chain deliverability | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | 72151 | Barwood Land | Object | Section: Policy NZC2(B) Zero or Low Carbon Energy Sources It is noted NZC2(B) will apply to both new full applications and reserved matters applications. As noted in the responses to Section 1, and Policy NZC2A, bringing this requirement forward is not currently viable, nor is the supply chain adequately developed to deliver these requirements effectively. In the case of an existing outline planning permission it is not possible to retrospectively apply new policies to an existing permission without renegotiation or consideration of the viability impacts. We would suggest the removal of the requirement to apply to reserved matters applications for current permissions. | Viability of development | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further. It is acknowledged that if an outline planning permission is granted before application of the policies that the new net zero policies cannot be retrospectively applied through the reserved matters stage. If an outline planning application is subject to the net zero carbon DPD policies then the reserved matters will also need to comply. | Clarify within Policy NZC1 the applicability of the policies to reserved matters application. |
| 39 | | | | Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116 Policy NZC1: Achieving Net Zero Carbon Development Part 1 of Policy NZC1 is quite vague on “taking account of up-to-date technology”. Gladman would suggest that part 1 of the policy is reworded to be more specific and should refer to the “latest technology”. Gladman also suggest that the explanatory / supporting text should be reflected within the draft polices themselves for consistency within the DPD. | | | |
| | | | | | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme | Policy wording to be reviewed to make sequential approach to the energy hierarchy explicit within Policy NZC1 |

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| 72160 | Gladman Developments Limited | Object | Policy NZC2(A): Making buildings energy efficient | | | |
| | | | Gladman acknowledge WDC's ambition to require operation of 75% over and above the 2013 Building Regulations standards. This is to align with the introduction of the Future Homes Standard which is currently due to be implemented in 2025. Gladman contend that this policy should be re-worded to state: <i>"energy efficiency should be made in accordance with the latest building regulations until such time the Future Homes Standard is implemented"</i> . As currently drafted, there is no flexibility in place for when the 2013 Building Regulations standards are updated and therefore the policy could potentially refer to Building Regulations which could shortly become out-of-date. | Energy hierarchy | The aim of the policy is to implement standards similar to those of the Future Homes Standard (FHS) but in advance of the national introduction of the FHS itself so to reflect the declared climate emergency and reduce carbon emisisions as quickly as possibly. The government has laid out that the carbon reduction to be achieved via the FHS will be equivalent to a 75% reduction compared to Part L 2013. Due to the imminent update to Building Regulations in 2022 (Part L 2021) and likely before the adoption of the DPD, the policies have been updated to refer to carbon emission reductions compared to the 2021 Building Regulations. The reduction sought remains equivalent to that sought in the Future Homes Standard. | The policies have been updated to require carbon emission reductions to the 2021 Building Regulations due to come in to effect in 2022. |
| | | | Policy NZC2(B): Zero or Low Carbon Energy Sources | | | |
| | | | Draft Policy NZC2(B) requires more clarification to identify whether an Energy Statement will be required for all types of application proposals (full, outline or hybrid planning applications). The requirement for an Energy Statement would need to be included on WDC's planning application validation checklist dependent on which type of applications it was applicable to. | Policy flexibility | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications and including Energy Statement requirement on application validation checklist . |
| | | | There is no indication in either the draft policy or within the supporting text of what size development the submission of an Energy Statement will be mandatory for i.e. for new housing development – planning applications for 1+ residential dwellings or for new commercial / industrial development what the square metres threshold would be. | Policy flexibility | Thank you for your response to the consultation. The types of development t which the policies apply is set out within paragraph 5.4 of the consultation draft as supporting text to Policy NZC1. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications |
| | | | Gladman are supportive of Energy Statement's being included on an updated planning application validation checklist as this will provide WDC with a clear indication of what methods the applicant is looking to install to meet the net zero requirement on their site. | Policy flexibility | Thank you for your comments. We acknowledge that any additional requirements from planning policy would need to be reflected in the validations list. | Include Energy Statement requirement on application validation checklist . |
| | | | Policy NZC2(C): Zero-Carbon-Ready Technology | | | |
| | | | Gladman are unsure how paragraph 7.5 of the supporting text would work in practice. If a developer builds a house and it falls short of net zero carbon specification upon occupation, does this mean that the developer would therefore have to revisit the property and rectify the issue? It would be difficult to expect this to be scrutinised as severely as the supporting text sets out. Gladman stress that it would be more sensible to ensure that any new development is to be zero-carbon ready prior to occupation rather than post occupation. | Performance gap | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | Policy NZC2(D): Carbon Offsetting | | | |
| | | | Gladman maintain that Policy NZC2(D) should refer to planning applications for detailed planning permission only. As currently drafted, all submitted outline planning applications (with all matters reserved except for access) would be subject to either: | Carbon offsetting | Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1. As the viability of development including planning obligations are established at the outline stage is appropriate that this may include provision for carbon offsetting. | |
| | | | a) a cash in lieu contribution to WDC's carbon offsetting fund; or | Carbon offsetting | as above | |
| | | | b) a contribution to a verified local off-site offsetting scheme as each proposal would be unable to demonstrate whether it would net be zero carbon ready at the point of the application's determination. | Carbon offsetting | as above | |

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| | | | | <p>The requirement of providing the anticipated annual operations carbon emissions from a commercial / industrial type development in the 30 years following the completion of the development would be a significantly difficult task for an applicant to accurately predict. This may result in a lot more viability assessments being submitted by applicants in support of applications if their anticipated cash in lieu contributions are proportionately high.</p> | Carbon offsetting | <p>Thank you for your response to the consultation. The type of developments this DPD relates to is being reviewed as part of the response to the Regulation 18 consultation and alongside viability considerations. The applicability of the policies to different types of development will be clarified further within Policy NZC1. The applicability of the policies to commercial/industrial development is being consider. Within this. The requirement is to calculate the development's energy use and carbon emissions using the latest available version of the normal method (in this case SBEM for non-residential buildings). The '30 years' requirement is simply to name the number of years of carbon emissions that must be offset, should the building not manage to be 'zero' carbon from day 1. Therefore the developer would calculate the annual emissions and multiply it by 30.</p> | <p>Consider a threshold above which the policies apply to new non-residential development within policy NZC1 alongside viability and resource considerations and clarify the methodology to be used for non-residential building energy performance calculations.</p> |
| | | | | <p>Policy NZC2(E): Viability</p> <p>Gladman note that Policy DM2 of the adopted Warwick Local Plan 2011-2029 will be superseded by a new policy included within the emerging South Warwickshire Local Plan once it is adopted by the councils. Therefore, there would be no flexibility within the DPD to update this reference.</p> | Viability of development | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| 40 | | | | <p><u>Please note: This is a brief summary of a long representation. Please read the full response online at: https://warwickdc.oc2.uk/document/116</u></p> | | | |
| | | | | <p>Policy NZC1 Achieving Net Zero Carbon Development</p> <p>Draft Policy NZC1 requires new development to incorporate and utilise zero or low carbon energy sources.</p> | | | |
| | | | | <p>Supporting paragraph 5.2 helpfully explains that the focus is on “...providing a practical and viable approach to deliver new development which is net zero carbon in operation.”</p> | | | |
| | | | | <p>We consider the policy requires a slight adjustment to ensure that it is practical/viable and consistent with the overarching aims/objectives of the DPD.</p> | Sustainability Appraisal | <p>Thank you. We have considered this topic under 'Sustainability Appraisal following comments made from Historic England on this topic. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| | | | | <p>Recommendations for changes: New development should achieve net zero carbon emissions. To do achieve [sic] this, developments will be expected to demonstrate that three critical elements have been considered holistically:</p> <p>1 Reduce energy demand by bringing forward and implementing proposals that minimise demand for energy in operation taking account of up to date technology that enables occupants to live in ways that minimise energy demands and energy efficient layout and design</p> <p>2 [Maximise opportunities] to utilise zero or low carbon energy sources, taking account of the availability and/or potential for large scale, low carbon energy sources and by incorporating passive and renewable energy sources within the development. Where fossil fuel based energy sources must be utilised, the technology incorporated within developments should ensure proposals are “zero carbon ready”</p> <p>3 Offset any residual carbon to bring the total operational carbon emissions to net zero. Offsetting should be delivered within or as close as possible to the development. [Offsetting will be in accordance with Policy NZC2(E)]”.</p> | Energy hierarchy | <p>Thank you for your comments on the phrasing and wording of the DPD. We are reviewing such comments in line other consultation responses and suggested amendments to the DPD following the Regulation 18 consultation. Please refer to Section 4 of the Consultation Response for a response to this identified theme.</p> | |
| | | | | <p>Policy NZC2(A) Making buildings energy efficient</p> <p>Draft Policy NZC2(A) requires that developments should demonstrate improved energy efficiency in design and operation of 75% over and above 2013 building regulations standards. The 75% requirement will need to be evidenced for it to be effective.</p> | Energy hierarchy | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| | 72161 | Warwick Castle | Support | | | | |

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| | | | | <p>4 Maintain 75% as a “target” and include a lower minimum “requirement” (for example, other recently adopted Local plans reference 35%). The prescribed minimum could then increase over time to achieve Net Zero and reflect the costs of more efficient construction methods. This could be reflected in future updates to the DPD; and</p> <p>5 Acknowledge that an exception to the 75% would be made in the case where development is appropriate and necessary but where it is demonstrated that meeting the standard would not be feasible or viable.</p> <p>This approach would be consistent with Draft Policy NZC2(E). To enable a practical/viable response to historic planning permissions, we think there would be merit in making a slight adjustment to the following paragraph : “Certification to a nationally recognised standard to demonstrate the predicted energy performance across the entire development should be provided as part of any reserved matters application, full application, and [where relevant] Section 73 application or Section 96a (non material amendment) application, to evidence the passive and energy efficient design for building performance” [additions in []</p> | Policy flexibility | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. The applicability of the policies to different types of development and planning application will be clarified further within Policy NZC1 | Clarify within Policy NZC1 the applicability of the policies to different types of planning applications and including Energy Statement requirement on application validation checklist . |
| | | | | <p>Policy NZC2(D) Carbon Offsetting</p> <p>The Council will need to provide evidence to support the calculation for a cash in lieu contribution to a carbon offsetting fund to ensure it is fair and reasonable to the type and scale of development proposed. Without it, there is a risk that the Policy will not be found sound.</p> | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| 41 | 72162 | Individual | Mixed | <p>We welcome your DPD and it has much to be commended, we do however wish to comment on some aspects that we think are embodied in our comments below:</p> <ul style="list-style-type: none"> · SAP does not demonstrate energy efficiency in operation · The Future Homes Standard does not set out performance metrics for performance in use · Nationally recognised standards for performance in use are mainly associated with the Passivhaus system, NEF’s Assured Performance Process. · The most up to date SAP does not deal with the ‘performance gap’. · The term Net Zero Carbon should be defined as either “in use” or “whole life net zero” to include in use and the whole carbon in materials cycle | <p>Performance gap</p> <p>Performance gap</p> <p>Performance gap</p> <p>Performance gap</p> <p>Embodied Carbon</p> | <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you for your comments. It is explained in NZC2(A - D) that net zero carbon emissions is defined in relation to Part L of the building regulations and the accompanying SAP calculation, through which a 75% reduction in the building's energy use (again defined by SAP) should be achieved and renewable energy supply added as far as possible before the remaining emissions over 30 years should be offset with payments towards other local projects that will prevent or remove an equivalent amount of carbon. However, it would be positive to have this clearly laid out up front in Policy NZC1 that this is net zero operational carbon.</p> | <p>Define 'net zero ' in Policy NZC1 and Section 1 of DPD.</p> |
| 42 | 72163 | Individual | Support | <p>I welcome the DPD in their plans for all new developments to be net carbon zero in operation.</p> <p>I feel that some of the wording needs to ensure that this is less a suggestion and more an expectation.</p> <p>I also noted there is little mention of biodiversity in new developments and I'm wondering if this can be included as a consideration e.g. hedgehog highways.</p> | <p>Policy flexibility</p> <p>Biodiversity measures</p> | <p>Thank you and noted.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> <p>Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
| 43 | | | | <p>Please note: This is a brief summary of a long representation including detailed rewording of Section 8</p> <p>https://warwickdc.oc2.uk/readdoc/116/searchrepresentations/211</p> | | | |

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| 72164 | Warwickshire County Council: Ecology, Historic Environment & Landscape | Support | WCC EHCL welcomes this document as a significant step towards the Environmental Net Gain objectives of the NPPF. EHCL comments are primarily addressed to Chapter 8 Carbon Offsetting, | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | The Council may also wish to define 'local'. This was queried regarding offsetting biodiversity at a public inquiry and a precedent was set to accept Warwickshire as 'local' due to the existence of the Warwickshire, Coventry & Solihull Green Infrastructure Strategy and its use as an evidence-based document in policy formation. Ecosystem Services are part of this strategy; however, it may need to be revised to cover this net zero approach, especially if other Local Planning Authorities adopt a similar approach. CSWAPC 'owns' this document, albeit prepared by the County so may wish to have it refreshed, subject to resources. | Carbon offsetting | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | a general comment would be a reference to ensure that planning applications that include net carbon zero solutions must be sympathetic and sensitive to the Historic Environment and its setting and the landscape into which the application resides. | Policy flexibility | The you for your comments,. The Net Zero Carbon DPD policies will be in addition to existing Local plan policies. General design, heritage and landscape considerations will continue to be subject to existing adopted local plan policies. The applicability of the policies to existing buildings (including heritage assets) is subject to review and a separate policy or guidance is to be considered. | Consider a separate policy or guidance on the approach to achieving the Net Zero policies in existing buildings including the Historic Environment and alongside the Viability evidence updates |
| | | | With contributions being secured through Section 106 agreements once it has been demonstrated that every reasonable solution has been explored to reach a net zero carbon development, i.e. a final resort. The County welcomes this mitigation hierarchy approach. | Energy hierarchy | Thank you. Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | WCC EHCL welcomes the ability to offset carbon through nature-based solutions. However, in this instance it is not the intention for WCC EHCL to administer ('quantify and verify') schemes. The reason being that there are already schemes in place around carbon, such as the Forestry Commission Woodland Carbon Code. | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |
| | | | 8.1 Recommendation: remove or reference the sentence "It has been estimated that it would take the planting of 160 trees to offset a 4 tonne carbon footprint" as it does not add to the understanding of this paragraph and sets a target that may not be consistent with the Woodland Carbon Code or other verified carbon calculators. Additionally, other carbon sequestration models may enter the market as suitable offsetting mechanism. e.g. unimproved meadow creation or hedgerow carbon capture. | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.1 alongside Carbon Offsetting policy review |
| | | | 8.2 This paragraph sets out how carbon will be measured and if there is a need to compensate a carbon impact. However, it then moves directly to how a contribution will be calculated. It is suggested that the two options to compensate needs to be referred to before the last sentence | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.2 alongside Carbon Offsetting policy review |
| | | | 8.2.2 This paragraph is establishing a tariff. It is assumed that this tariff will set the cost per tonne (or equivalent) for option 1) the payment to the District Council. The question here is will this be enough to pay for District schemes that deliver enough carbon reduction to compensate for the residual carbon from the development t. Recommendation: That 8.2.2 fixes the 'capped' amount of any contribution at the average carbon market price shall be determined from the Carbon Emissions Allowance from the European Union Emissions Trading Scheme (unless replaced by UK adopted equivalent which will then apply | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | Review paragraph 8.2.2 alongside Carbon Offsetting policy review |
| | | | 8.3 This paragraph explains how new development is expected to be zero-carbon and mechanisms of evaluating this. It could be suggested that this continues the philosophies and accounting mechanisms in paragraphs 8.1 and 8.2 and it could be that paragraph 8.3 could be is incorporated into paragraphs 8.1 and 8.2. This may help the reader to navigate through the process of intention (net zero), calculation (SAP or best estimate), compensation (contributions). | Carbon offsetting | Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme. | |

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| | | | <p>8.4 This paragraph lays out how contributions will be collected and what it is to be allocated to. It also described other acceptable mechanisms to offset impacts. Recommendation: That 8.4 could read: Where a financial contribution to the Council is the preferred approach to offset carbon, Offset contributions will be paid into the Council's Carbon Offset Fund and ring-fenced for off-site carbon reduction projects.</p> <p>Where a financial contribution is made to an off-site carbon reduction or carbon sequestration scheme it will be at the Council's discretion and, may support a verified local off-site offsetting scheme, provided that such a proposal is properly researched/quantified meets carbon reduction or</p> <p>carbon sequestration industry best practice standards that are comparatively measured in carbon tonnage as of the SAP or an approved model. In the event that Warwickshire County Council or Warwick District Council operate a local carbon sequestration market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme. Any other scheme will be referred to the Warwickshire County Council's Ecology team for verification All offset sequestration schemes Its delivery must be local and must be guaranteed, guaranteed and meet the</p> <p>Warwickshire ecosystem service market trading protocol or such protocols endorse by government..</p> | <p>Carbon offsetting</p> | <p>Thank you - Please refer to Section 4 of the Consultation Response Report for a full response to this identified theme.</p> | |
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Net-Zero Carbon Development Plan Document

Consultation Draft February 2022

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1. The Local Context

1.1 Warwick District Council's Climate Change Commitments

- 1.1.1 On 27 June 2019 Members of Warwick District Council (WDC) unanimously declared a climate emergency, issuing the following statement:

"In October 2018, the IPCC Intergovernmental Panel on climate change issued a special report on the state of global warming, which warned of the rapid and far reaching consequences of over 1.5 °C of warming on all aspects of society. The Council recognises the importance of this report with the motion now adopted along with the following commitments.

- i) Becoming a net-zero carbon organisation, including contracted out services, by 2025.
- ii) Facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.
- iii) Working with other local councils to lobby central government to help address the above points including by funding and changing regulation.
- iv) Engaging with and listening to all relevant stakeholders including members of the Warwickshire Youth Parliament regarding approaches to tackling the climate emergency.
- v) Ensuring that tackling the Climate Emergency is central to the strategic business plan – both in terms of adaptation and mitigation.
- vi) Producing within six months an action plan to implement these commitments."

- 1.1.2 Following this, the Council adopted a Climate Emergency Action Programme (CEAP) at its meeting in February 2020. The Action Programme included a strong recognition of the important influence of planning in tackling climate change including the following areas for possible action:

- Ensure that the planning system, led by the Local Plan, sets developments and land use standards aimed at reducing carbon emissions and building sustainable communities
- Develop and implement policies that will deliver improved net zero carbon building standards - subject to national policy
- Ensure carbon reduction features and BREEAM standards are included in major development schemes.

- 1.1.3 The CEAP recognises the importance of the planning system in achieving its ambitions: "In the coming decade, Warwick will have to improve the efficiency of all its buildings to reduce the demand for energy. Low carbon and/or renewable heating, energy reduction and an increase in the adoption of energy efficiency technologies in both commercial and domestic buildings will be required." A key part of this is a proposal to "Develop and implement policies that will deliver improved net zero carbon building standards".

- 1.1.4 The Council has also agreed to a Climate Change Action Program (CCAP) which has been shaped by Warwick's Climate Change People's Inquiry which convened during 2020 and 2021, and a detailed emissions report by Anthesis¹ on behalf of Warwick and Stratford Council's. These have helped to shape the climate ambitions of the Council and set targets for delivery.
- 1.1.5 Recognising that the Council had declared a climate emergency, the preparation of a Climate Change Development Plan ahead of a Local Plan review was identified as an area for early priority focus when the Executive (now Cabinet) approved the year 1 priorities in December 2020. This was considered to be an important early element in enabling Warwick District to be as close as possible to net zero by 2030.
- 1.1.6 Development plan documents (DPDs) are the statutory elements of the Local Plan and as such this document provides new and extended policies to those found in the Local Plan with regard to climate change and sustainable buildings. This DPD outlines the issues we are facing in terms of climate change in order to facilitate delivery of the Council's commitments outlined above.

1.2 About Warwick District

- 1.2.1 Warwick District lies between the city of Coventry to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. It enjoys good links by rail to Birmingham and London. There are regionally significant road networks linking to the M40, A45 and A46 corridors within and adjacent to the district.
- 1.2.2 90% of the 137,700 residents (2011 Census) live in the main urban areas of Kenilworth, Royal Leamington Spa, Warwick, and Whitnash with the remaining 10% living in a number of relatively small villages. Updated estimates put the district's population at 143,753 in 2019.
- 1.2.3 Relative to the West Midlands as a whole, the district has a strong local economy, with a skilled population and higher than average levels of productivity and earnings.
- 1.2.4 The district's relative prosperity masks some significant areas of deprivation however.
- 1.2.5 Approximately 80% of the district's rural area lies within the West Midlands Green Belt, with only the area to the south of Warwick, Whitnash and Royal Leamington Spa lying outside it.
- 1.2.6 81% of total employment in the district is provided in the professional services, health and education sectors together with retailing and public administration. There are strong representations of companies dealing in computing, IT and

¹ Anthesis – South Warwickshire Climate Action Support Report June 2021

communications technology and the gaming industry (2011 Employment Land Review).

- 1.2.7 Overall, it has been estimated that the District is responsible for 1,259,600 tonnes CO₂e per year (based on 2017 SCATTER figures). Of this around 40% of carbon emission arises from buildings (split evenly between residential buildings and institutional/commercial/industrial buildings).
- 1.2.8 Excluding embodied carbon, residential buildings make up 21.7%² of carbon emissions across the district. The Council is committed to reducing the districts carbon emissions by 55% by 2030, it is anticipated that new homes built in accordance with this DPD will have the potential to reduce emissions by 35,000tCO₂ per year.
- 1.2.9 'Carbon' is used in this DPD as a shorthand term for all greenhouse gases excluding water vapour (see Glossary for definitions of key terms). This will require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent.

1.3 **Objective of DPD**

- 1.3.1 This DPD aims to focus on minimising carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets. In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.

2 **National Context**

- 2.1 The UK's international commitment via the Paris Agreement requires the UK to reduce its carbon emissions to an extent that would limit climate change to no more than 2°C and pursue a limit of 1.5°C.
- 2.2 The Committee on Climate Change (CCC) advises the government on emissions targets and reports to Parliament on progress made in reducing greenhouse gas emissions. CCC is an executive non-departmental public body, sponsored by the Department for Business, Energy and Industrial Strategy. The CCC reports that 40% of UK emissions come from households³ devising that this can be reduced by continuing to reduce, reuse or recycle waste, switching to smart heating systems and by walking, cycling and investing in a more efficient or an electric car.
- 2.3 The 2020 CCC update report⁴ states that the Committee has assessed a wide set of measures and gathered the latest evidence on the role of climate policies in

² Anthesis South Warwickshire Climate Action Support Report June 2021

³ (<https://www.theccc.org.uk/wp-content/uploads/2016/07/5CB-Infographic-FINAL-.pdf>)

⁴ <https://www.theccc.org.uk/publication/reducing-uk-emissions-2020-progress-report-to-parliament/>

the economic recovery. Its report highlights five clear investment priorities in the months ahead:

- Low-carbon retrofits and buildings that are fit for the future
- Tree planting, peatland restoration, and green infrastructure
- Energy networks must be strengthened
- Infrastructure to make it easy for people to walk, cycle, and work remotely
- Moving towards a circular economy.

- 2.4 The report finds that UK action to curb greenhouse gas emissions is lagging behind what is needed to meet legally-binding emissions targets. There is near-complete elimination of greenhouse gas emissions needed from UK buildings to meet the UK's legally binding targets⁵.
- 2.5 The UK has legislated for net-zero emissions by 2050 and in a statement in April 2021, the Prime Minister announced the UK's ambition to cut greenhouse gas emissions by 78% by 2035. This announcement relates to the UK's sixth carbon budget which sets a restriction on the total amount of carbon to be emitted over a five year period (2033-2037), and subsequent carbon budgets will reduce emissions even further.
- 2.6 Given the significant proportion of emissions nationally that stem from buildings, it is a key part of the Government's strategy to improve building standards. As a result, the Government has published its intentions to introduce new Building Regulations during 2022, updating Part L for new homes and non-domestic buildings as a first step towards a Future Homes Standard. The new Building Regulations will require standards that are expected to reduce emissions from new buildings in comparison with current standards by 31%. Further, proposals to bring into effect a Future Homes Standard from 2025 have been published. The proposed Future Homes Standard seeks to deliver homes that are zero-carbon ready by:
- setting the performance standard of the Future Homes Standard at a level which means that new homes will not be built with fossil fuel heating, such as a natural gas boiler.
 - future-proofing homes with low carbon heating and high levels of energy efficiency.
 - ensuring no further energy efficiency retrofit work will be necessary to enable them to become zero-carbon as the electricity grid continues to decarbonise.
- 2.7 The Government expects the proposals for a Future Homes Standard to "ensure that an average home will produce at least 75% lower CO2 emissions than one built to current energy efficiency requirements. In the short term this represents a considerable improvement in the energy efficiency standards for new homes. Homes built under the Future Homes Standard will be 'zero carbon ready', which means that in the longer term, no further retrofit work for energy efficiency will be necessary to enable them to become zero-carbon homes as the electricity grid continues to decarbonise."

⁵ <https://www.theccc.org.uk/publication/uk-housing-fit-for-the-future/>

- 2.8 The Future Homes Standard includes proposals for fabric first to achieve energy efficient building construction and low carbon heat options, such as an intention “to move away from heating our homes with fossil fuels” recognising that it is “unlikely that there will be a one-size-fits all solution, so multiple technologies will play a role”, whilst recognising that “Currently, electrification is one of the few proven scalable options for decarbonising heat. As set out in the consultation, we expect heat pumps will become the primary heating technology for new homes under the Future Homes Standard and we believe that it is therefore important to build the market for them now”.
- 2.9 Alongside its plans to decarbonise new buildings by 2025 through the Future Homes Standard, the Government has clarified its position with regard to the power of Local Authorities to set standards which go beyond the Building Regulations. Specifically, the proposals state:
- “All levels of Government have a role to play in meeting the net zero target and local councils have been excellent advocates of the importance of taking action to tackle climate change. Local authorities have a unique combination of powers, assets, access to funding, local knowledge, relationships with key stakeholders and democratic accountability. This enables them to drive local progress towards our national climate change commitments in a way that maximises the benefits to the communities they serve. As part of this, the Government wishes to ensure that we have a planning system in place that enables the creation of beautiful places that will stand the test of time, protects and enhances our precious environment, and supports our efforts to combat climate change and bring greenhouse gas emissions to net zero by 2050.
- We recognise that there is a need to provide local authorities with a renewed understanding of the role that Government expects local plans to play in creating a greener built environment; and to provide developers with the confidence that they need to invest in the skills and supply chains needed to deliver new homes from 2021 onwards. To provide some certainty in the immediate term, the Government will not amend the Planning and Energy Act 2008, which means that local planning authorities will retain powers to set local energy efficiency standards for new homes.”
- 2.10 Alongside this, lenders, investors and shareholders are likely to put increasing pressure on developers to decarbonise. This combination of shifting national policy and changes to the way development is financed, provide important context to local planning policies which support decarbonisation of new development.
- 2.11 In declaring a climate emergency, WDC has committed to “facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.” The Council is therefore committed to introducing standards which enable net-zero carbon buildings as soon as possible. Recognising the Government’s position that “local planning authorities will retain powers to set local energy

efficiency standards for new homes”, Warwick District Council is committed to bringing forward policies ahead of the Government’s stated timetable for the Future Homes Standard, whilst ensuring the approach we take broadly aligns with the approach set out in the Government’s outline proposals. This DPD provides the building standards policies to achieve this and (except where policies within the existing Local Plan are replaced by the DPD), these policies replace and supplement those within the adopted Warwick District Local Plan, 2011 – 2029 (See Section 11). The policies will be incorporated and built on in the preparation of the emerging South Warwickshire Local Plan.

3 The Planning Policy Context

3.1 National Planning Policy Framework (NPPF), July 2021

- 3.1.1 The NPPF originally published in 2012 and revised in 2018 and 2019, was updated in July 2021 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.
- 3.1.2 It goes on to say in paragraph 9, that “These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 3.1.3 The NPPF addresses the need for the planning system to address climate change through Chapter 14, notably paragraphs 152, 153, 154 and 157. Local requirements for sustainability of buildings should reflect Government policy for national technical standards in accordance with Paragraph 154.

3.2 Planning Practice Guidance updated in 2019

- 3.2.1 The Planning Practice Guidance states that: “Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.”

3.3 Warwick District Local Plan 2011-2029, adopted September 2017

- 3.3.1 The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was "climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape."
- 3.3.2 Identified issues included:
- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
 - Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas.
- 3.3.3 These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation.
- 3.3.4 There are policies on climate change and water conservation. However, it should be noted that the Examination of the adopted Local Plan took place within the context of a Written Ministerial Statement setting out an expectation that local planning authorities should not set energy efficiency standards for new homes higher than the energy requirements of Level 4 of the Code for Sustainable Homes. This meant that the draft policy relating to sustainable homes was removed from the Plan prior to adoption. Following adoption, restriction on the ability of local authorities to prepare local building standards policies was lifted and thus provides the opportunity to prepare a DPD to do this. This DPD replaces and expands on the Warwick District Local Plan 2011-2029 policies and introduces standards for development which will positively contribute to the new targets set by both local and central government since the Local Plan was adopted.
- 3.3.5 The Warwick District Local Plan 2011 -2029 forms the framework within which developments are expected to conform. The Local Plan already contains policies which deal with aspects of climate change such as adaptation. This DPD should be used alongside the Local Plan and forms part of the development plan for the area. It carries equal weight and where policies set higher standards, these will take precedence and will further meet the Local Plan Objectives.
- 3.3.6 There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will supersede it upon adoption.

3.4 Neighbourhood Development Plans (NDPs)

- 3.4.1 NDPs become part of the local development framework when they are 'made' and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning

applications are submitted. There are currently 9 made Neighbourhood Plans within Warwick District. Policy NZC1 set out below is a Strategic Development Plan Policy with which new and updated Neighbourhood Plans are expected to conform.

- 3.5 Information and reference for further relevant international, national and local policy are set out at Appendix 1.

4 Aims and Objectives

4.1 Aim

- 4.1.1 This DPD aims to minimise carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets set out in section 1.1 and paragraph 2.5 above. From adoption (and earlier where possible) the DPD will aim to ensure all new developments (as set out on para 5.11) should be net zero carbon in operation. For the purposes of this DPD net zero carbon relates to regulated operational energy, which results from fixed building services and fittings (space heating, cooling, hot water, ventilation and lighting).
- 4.1.2 In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.

4.2 Objectives

- 4.2.1 Objective 1: To provide a clear policy framework to enable developers to understand the requirements for planning proposals to ensure new buildings are planned and constructed to be net zero carbon in operation.
- 4.2.2 Objective 2: To ensure practical and viable low carbon building standards that can be applied to new buildings.
- 4.2.3 Objective 3: To support the consideration of low carbon energy sources as part of development proposals.
- 4.2.4 Objective 4: As a last resort, to provide the policy framework for addressing residual carbon from new buildings through a robust carbon offsetting policy.

5 Overarching strategy – Achieving Net Zero Carbon Development

- 5.1 New development that falls within the scope of this Development Plan (as set out in 5.11 below) is expected to comply with the whole Plan.

Policy NZC1: Achieving Net Zero Carbon Development

New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy.

Proposals should demonstrate application of the energy hierarchy through submission of an energy statement which demonstrates:

- i. For new dwellings, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2).
- ii. In non-residential buildings, hotels and residential institutions achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent percentage reduction on Building Regulations 2021).
- iii. Demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by policies policy NZC2(A) & (B) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).
- iv. Any residual operational regulated carbon emissions (over the course of 30 years) will be calculated and offset to zero in accordance with policy NZC2(C). Offsetting will only be considered an acceptable solution to net zero carbon requirements if it can be demonstrated that carbon reductions achieved via on-site measures (and near-site renewables) are demonstrably unfeasible or unviable.

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible have been considered and incorporated through applying the energy hierarchy. In applying the energy hierarchy, proposals are expected to implement fabric energy efficiency and low carbon heating before incorporating renewable electricity generation and then offsetting.

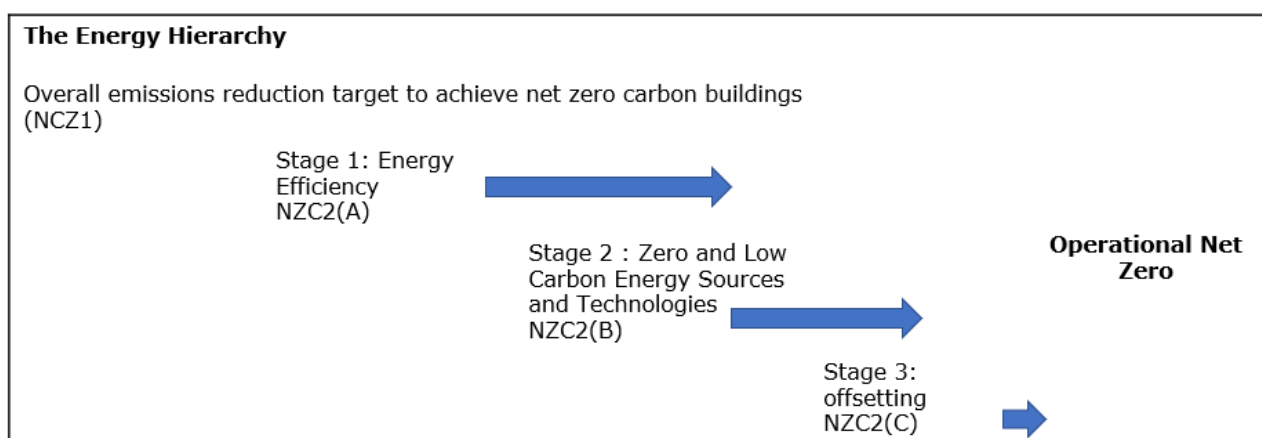
A condition will be applied to planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1.

- 5.2 This strategy has been designed to deliver the objectives set out in section 4 above. The focus is on providing a practical and viable approach to deliver new development which is net zero carbon in operation – in other words the net zero carbon emissions will occur following completion of the development.

- 5.3 Improving energy efficiency and minimising our energy demand is the most cost-effective way to minimise new infrastructure that will be required to achieve a zero-carbon energy system and thus represents the starting point for the whole net zero journey. Improving energy efficiency in new homes will reduce the need for costs and future carbon emissions in retrofitting buildings at a later date and contribute to the total reduction in energy demand.
- 5.4 As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC1 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.
- 5.5 The percentages derived in NZC1 reflect the emissions reductions required for buildings to align with the Future Homes Standard, based on 2021 Building Regulations.⁶
- 5.6 The strategy seeks to achieve this by requiring applicants to address carbon emissions by applying the energy hierarchy (as shown in Figure 1) sequentially in three ways:
- 1: Reduce energy demands.** Developments should be designed to minimise demand for energy in operation, thereby minimising carbon emissions. This involves:
- a) Considering the potential for technology that enables occupants to live in ways that minimise energy demands.
 - b) Maximising energy efficiency.
- 2: Zero or low carbon energy sources.** To meet energy demands in operation, developments should incorporate or utilise zero or low carbon energy sources. This involves:
- a) Considering the potential to utilise large scale renewable or low carbon energy sources such as heat networks or local large-scale renewable energy generation sources, through a direct connection.
 - b) Incorporating passive and renewable energy sources within the development.
- 3: Carbon Offsetting.** Developments that result in residual operational carbon emissions having incorporated stage 1 and stage 2, will be subject to carbon offsetting requirements to bring the total operational carbon emissions to net zero.

Figure 1: Energy Hierarchy

⁶ Using a compound percentage based on government statements about the carbon reductions that will be achieved in 2021 and 2025 compared to 2013, the targets have been calculated with the following assumptions: Part L 2021 is a 31% reduction on Part L 2013, The Future Homes Standard is a 75% reduction on Part L 2013, which equates to the FHS being a 63.8% reduction on Part L 2021.



- 5.7 Alternatively, applications may demonstrate the requirements of Policy NZC1 are met through the Passivhaus standard with accompanying PHPP calculations submitted within the energy statement (without the use of fossil fuels on site including gas).
- 5.8 A condition will be applied to relevant planning permissions requiring as built SAP or SBEM calculations to be submitted prior to occupation and demonstrating that the finished building meets the standard set in Policy NZC1. For sites of over 10 dwellings where standard house types are used, a sample of at least 20% of all dwellings (and including all house types) shall be tested.
- 5.9 To ensure the performance gap between design and construction is minimised, applicants will be required to perform SAP or SBEM⁷ calculations at the following points of the design:
1. Pre-planning, using design values and submitted within the planning application energy statement
 2. Post-construction and preoccupation, using figures from the building as constructed, incorporating the following:
 - i. Any specification changes to design values made to any SAP/SBEM regulated building element during construction
 - ii. The measured air-permeability, tested in accordance with the procedures set out in TM23, and reported as statutory compliance in Section 7 Part L.
 - iii. Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys
 - iv. Commissioning logbooks provided to demonstrate that ventilation and heating systems are operating as intended.

If the completed building fails to meet the conditioned standard, the developer must take reasonable remediation measures. Any residual operational regulated carbon emissions will be required to be offset in accordance with Policy NZC2(C) whether identified at application stage or pre-occupation, unless this is demonstrated to be unviable.

⁷ Calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L.

- 5.10 Furthermore, a condition will be applied requiring developers to produce a home user guide in accordance with the updated approved document L template.
- 5.11 Policy NZC1 sets out what is required of development proposals to demonstrate the delivery of this strategy. The policies in this plan will apply to the following new developments (except where otherwise specified):
- a) All new residential developments of 1 dwelling or more
 - b) All new non-residential buildings, hotels (C1 use class) or residential institutions (C2 use class) over 1,000sqm.

6 Reducing Energy Demands: Energy Efficient Buildings

Policy NZC2(A): Making buildings energy efficient

New development of one or more new dwellings (C3 or C4 use) are expected to demonstrate a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency (set by SAP10.2).

New developments of 1,000sqm or more of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) are expected to demonstrate that they achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.

All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard (indicative specification, or final, as available at time of application).

- 6.1 The energy efficiency of buildings has a significant part to play in achieving the Council's net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.
- 6.2 The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.
- 6.3 To demonstrate compliance with policy NZC2(A), calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L.

- 6.4 All developments must demonstrate the extent to which compliance with Policy NZC2(A) is achievable through an energy statement. It is acknowledged that it may not be feasible for some types of commercial development (hotels and schools) to achieve the 19% carbon reduction from energy efficiency measures, due to high peak hot water demand and will be considered on a case-by-case basis.
- 6.5 The 10% improvement in dwellings is set to reflect the approximate uplift to building fabric (U-values and airtightness) between Part L 2021 and the indicative Future Homes Standard 2025. There is national government estimated cost data on the achievement of these fabric measures, which has been taken into account in the whole-plan viability assessment.
- 6.6 The 19% improvement for non-residential dwellings reflects that and which evidence has identified is demonstrably feasible and viable in Milton Keynes.
- 6.7 To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations. At the time of drafting this policy, this requires four metrics to be provided:
- i) Primary energy target
 - ii) CO2 emission target
 - iii) Fabric energy efficiency target
 - iv) Minimum standards for fabric and fixed building services.
- The use of these metrics will ensure consistency and clarity in the way data is collated and set out.
- 6.8 The approach focuses on a fabric first methodology to ensure the maximum benefits of passive and low energy design and technology can be achieved. This serves to reduce energy demand and minimise lifecycle cost.
- 6.9 In addition to the requirements of this policy, proposals for dwellings should consider how to make best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and/or mechanical ventilation, thus reducing potential overheating and reliance on air conditioning systems.
- 6.10 On all new dwellings and commercial development over 1,000sqm it will be expected that the development is tested through the most up to date SAP calculations to demonstrate the performance gap between design and construction. These calculations would take place in accordance with the methodology set out in paragraph 5.9 For sites of over 10 dwellings where standard house types are used, a sample of at least 20% of all dwellings (and including all house types) shall be tested.

7 Energy sources

Policy NZC2(B): Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology

New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero operational carbon wherever possible.

Where full compliance is not feasible or viable having regard to the type of development involved and its design, proposals must:

- demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable.
- incorporate 'zero carbon ready' (as opposed to immediately providing 'low/zero carbon') technologies.

*this may include off site existing or planned zero, low carbon or renewable energy generation or heat network provision where there is a direct off-grid connection to the development which has capacity to serve the development.

- 7.1 It is the Council's aspiration that by maximising the energy efficiencies achieved through NZC2(A), the energy demands of developments will be significantly reduced. NZC2(B) requires that the means of meeting residual energy demands is set out in an energy statement. This energy statement should consider all available zero or low carbon energy sources that could be incorporated or utilised so that the energy used in the development achieves the minimum carbon emissions. The Council will expect energy statements to address low carbon or renewable energy generation in the specific local context of each development. Options should explore:
- On site renewable energy and low carbon energy generation for individual buildings including solar energy and heat pumps and any other sources of energy/heat that may be applicable.
 - Direct, off grid connections to local offsite renewable energy sources such as solar farms or wind turbines.
 - Large scale sources of energy/heat such as a direct connection to low carbon heat networks.
- 7.2 Developers are expected to incorporate local renewable energy generation within schemes in line with the energy statement, as a way of reducing the offsetting requirements. Where large scale renewable or low carbon energy options may be appropriate (such as for residential schemes in excess of 150 dwellings), developers are advised to contact the Council to discuss data on appropriate sources of heat, existing schemes or plans that could support the development and other support that the Council or its partners may be able to offer.

- 7.3 The Government has set out its intention to ensure that new homes and buildings will not be built with fossil fuel heating, such as natural gas boilers. Given the Council's commitment to reducing carbon emissions across the District, we are seeking to accelerate the delivery of this national ambition within Warwick District. As a result, the Council is expecting that energy sources avoid fossil fuels in their entirety.
- 7.4 This policy is written with the view that it is likely that heat pumps or near-zero-carbon heat networks will have already been deployed in the design to achieve the required initial 63% carbon reduction against Part L 2021. The policy therefore aims to encourage on-site or near-site renewable electricity generation. Warwick District Council recognises that not all sites will be suitable for large-scale wind and solar for reasons of grid constraints, shadow or heritage, in which case off-site renewables, partial compliance, or offsetting under NZC2(C) can be acceptable.
- 7.5 Zero carbon ready technology is that which is already available (such as heat pumps) and its transition to zero carbon is based on realistic current projections of the time-period in which its carbon will be eliminated. 'Zero carbon ready' heat technologies that rely on speculative future technological advances and use onsite fossil fuels meanwhile, will not be accepted.
- 7.6 'Zero carbon ready' technology does not include gas boilers that are marketed as 'hydrogen-ready' but will use fossil fuel gas for the foreseeable future. These should be avoided because there is no robust national or local timeline for transitioning the gas system onto hydrogen or other green gas at the time of writing, and current hydrogen production technology is vastly inefficient (taking multiple units of electricity to produce each unit of hydrogen). It therefore is prudent to simply use the electricity as it is, rather than converting it to hydrogen.
- 7.7 Currently, the only proven heating technology with a realistic and time-bound projected transition to zero carbon is electricity, whether direct electric or heat pumps. This has a clear trajectory to zero carbon in the form of the national Treasury Green Book projections on electricity grid carbon. Nevertheless, the policy wording is designed to be flexible towards future technological innovation, for example if a low-carbon, non-wasteful way to produce hydrogen is developed, along with a realistic national timeline for converting the gas system away from fossil fuels.
- 7.8 Through the holistic approach to reducing carbon emissions by following the energy hierarchy and policies NZC2(A) and NZC2(B), should developments fail to achieve net zero on occupation, or are found to have emissions in excess of the set targets for emission reductions through performance gap monitoring, offsetting through Policy NZC2(C) will apply.
- 7.9 Where developments give rise to carbon emissions in excess of the targets in NZC1, following the application of policies NZC2(A) and NZC2(B), offsetting through NZC2(C) will apply. The offsetting calculation will be based on

reasonable assumptions (including published national policy ambitions for renewable electricity) about future levels of carbon emissions associated with that energy source.

8 Carbon Offsetting

Policy NZC2(C): Carbon Offsetting

Where a development proposal of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm of new non-residential floorspace, hotels (C1 use class) or residential institutions (C2 use class) cannot demonstrate that it is net zero carbon, it will be required to address any residual carbon emissions by:

- a cash in lieu contribution to the District Council's carbon offsetting fund and/or
- at the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within Warwickshire or Coventry, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.

Where full compliance is demonstrably not viable having regard to the type of development involved and its design, proposals must offset any residual carbon emissions to the greatest extent viable.

Contributions to an offsetting scheme shall be secured through Section 106 Agreements and will be required to be paid prior to the occupation of the development.

The amount of carbon to be offset will be calculated according to the SAP or SBEM carbon emissions submitted in the energy statement required under policy NZC(1). This must then be multiplied to reflect emissions over a period of 30 years from completion. Where "zero-carbon ready" technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual [Treasury Green Book BEIS projections](#) of grid carbon intensity or future national equivalent).

The carbon offset contribution amount will be calculated within the energy statement at the submission of the application. It must then be recalculated at completion and pre-occupation. Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application and an adjusted payment made if necessary.

The carbon offset price is the central figure from the [nationally recognised non-traded valuation of carbon](#), updated annually as part of the Treasury Green Book data by BEIS.

Funds raised through this policy will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.

- 8.1 Offsetting should only be used where a developer has maximised on site carbon reductions through applying NZC2(A) and NZC2(B). Offsetting will only be acceptable where it is demonstrated that it is the only option available to enable necessary development to be brought forward. As such the Council considers offsetting to be an option of final resort. It has been estimated that it would take the planting of 160 trees to offset a 4 tonne carbon footprint.
- 8.2 Using the most up to date Standard Assessment Procedure (SAP) or SBEM, planning applications will be required to set out in full the anticipated annual operational carbon emissions from the development for each of the 30 years after completion. The sum of this will be the amount of carbon to be offset over the 30 year building life. The resulting financial contribution will be calculated as follows:

The estimated amount of residual CO₂ emissions from the development over 30 years from the completion of the development, multiplied by the central carbon figure from the Treasury Green Book (data by BEIS) average carbon market price per tonne for the 12-month period preceding the completion of the development.
- 8.3 The carbon offset price of £245/tonne is the central figure for 2021 from the [nationally recognised non-traded valuation of carbon](#), released annually as part of the Treasury Green Book data by BEIS. This is the same approach preceded in other local plan carbon offset schemes.
- 8.4 New development is expected to get as close as possible to zero-carbon on-site through fabric performance and the inclusion of renewable energy. Where residual carbon emissions are identified, the associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy source. As an example, if an electrical heating system based on supply from the national grid is utilised, the calculation of carbon emissions associated with this will be based on any published national government carbon reduction targets (including where possible a reduction trajectory) for the electricity grid. Where there are no published government targets, existing levels of carbon will be assumed unless robust evidence can be provided regarding future decarbonisation of the energy source.
- 8.5 Offset contributions will be paid into the Council's Carbon Offset Fund. Some carbon-saving interventions are more expensive while others will be cheaper, so

the actual cost per tonne of carbon saved will vary between different projects. The Council's S106-based offset fund will support a portfolio of projects that deliver measurable carbon savings at an average cost per tonne equal to that paid per tonne by developers. This approach is precededented in other planning areas such as London.

- 8.6 This average cost of carbon savings delivered by the fund will consider the cost of fund administration, project identification and setup, and insurance against failure/reversal of delivered projects. Projects are yet to be formalised by Warwick District Council, but will deliver carbon-saving interventions that would otherwise not be deliverable with other available funds. Projects could include but are not limited to: renewable energy generation; energy retrofitting in existing buildings; large-scale tree planting. Projects will be delivered within Warwick District wherever possible but could include neighbouring authorities elsewhere in Warwickshire and Coventry and cross-border initiatives where there is a benefit to doing so (e.g. deliverability; economies of scale; social benefits). The same localism principles will be required in any alternative offsetting solution proposed by developers, whereby the Council will seek that the offsetting solution is delivered within Warwick District and/or delivers benefits to the district, and must contribute to securing a net zero carbon future for Warwick District.
- 8.7 In the event that Warwickshire County Council or Warwick District Council operate a local carbon market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme.
- 8.8 The Council will prepare and maintain supplementary planning guidance setting out how contributions to the Carbon Offset Fund will be utilised to enable net-zero carbon, and how the Council's discretion will be exercised with regards to assessing the acceptability of any alternative off-site offsetting solutions that may be proposed by developers. This will include a list of projects to be funded and regularly reviewed in line with the Council's Climate Emergency Action Programme to ensure that there is transparency throughout the process.
- 8.9 Monitoring of the funds and progress made by adopting this policy will be included in the Authority Monitoring Report produced annually and will include details of:
- The amount of carbon offset fund payments collected
 - The amount of carbon offset fund payments spent
 - Types of projects being funded
 - Amount of CO2 offset and price.



9 Embodied Carbon

Policy NZC3: Embodied Carbon

New major development should demonstrate in the energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used.

Proposals for development of 50 or more new dwellings and/or 5,000sqm or more of new non-residential floorspace should be accompanied by a whole-life assessment of the materials used.

- 9.1 Through the implementation of policies within this DPD the operational emissions from buildings will decrease, and therefore embodied carbon emissions will represent a greater proportion of the overall carbon from a development. Embodied carbon emissions can be as much as 50% of total emissions over a building's lifetime.
- 9.2 Warwick District Council recognises the importance of embodied carbon and the complexities of the calculation methods for the whole-life assessment of materials. Consideration was given to scales of development which could support an embodied carbon assessment, and this has been included in viability testing accordingly. Assessment of embodied carbon is therefore applied to a major development threshold as set out in the The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) with more detailed whole life carbon assessments for larger scale developments
- 9.3 The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and

disposal. Use of environmental assessment methods such as BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable as such a statement.

10 Existing Buildings

Policy NZC4: Existing Buildings

All developments should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1 'Planning for Climate Change Adaptation'.

In addition, all development should consider alternatives to conventional fossil fuel boilers. This should be explored through a Low/Zero Carbon assessment of low carbon energy supply options within the submitted application documents.

Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings, locally listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.

- 10.1 This DPD aims to minimise carbon emissions resulting from new development to support the achievement of local and national carbon reduction targets. Existing buildings (residential and commercial) are estimated to contribute around 40% of carbon emissions across the District. Retrofitting the existing building stock therefore presents a significant opportunity to reduce the District's carbon deficit. It will often not be possible to retrofit existing buildings to the same level of fabric efficiency required for new buildings under Policy NZC1 and NZC2(A). Policy NZC4 therefore provides a positive approach to reducing carbon emissions in existing buildings through low carbon energy supply, energy efficiency measures and micro-renewables whilst recognising this needs to be sensitive in historic contexts.
- 10.2 For existing buildings an average heating energy demand of 40kWh/m² should be used as a target for proposals involving alterations, extensions and changes of use. Detailed guidance for existing buildings is provided by LETI's Climate Emergency Retrofit Guide⁸.

⁸ <https://www.leti.london/retrofit>

11 Viability

- 11.1 In preparing this DPD, the Council has undertaken a high-level viability assessment. This demonstrates that the majority of development types, in the majority of locations are viable.
- 11.2 Net zero carbon development that accords with this DPD will be required except where it can clearly be demonstrated that meeting all the requirements of this DPD will render a development proposal unviable.
- 11.3 Where this is the case, in line with Local Plan Policy DM2, applicants should discuss viability concerns with the Local Planning Authority at the earliest possible stage in the development process and any viability assessment will be independently reviewed. Where this demonstrates that the viability of a proposal is threatened, discussions should take place with the Local Planning Authority on a case-by-case basis to consider the implications.

12 Warwick District Local Plan 2011-2029 - Policies superseded or amended by this DPD

- 12.1 The following Local Plan policies will be superseded or amended by this DPD:
- Policy CC3: Building Standards and other Sustainability Requirements is superseded
 - Expands Policy SC0 Sustainable Communities
 - Expands Policy BE1 Layout and Design
 - Expands Policy HS1 Healthy, Safe and Inclusive Communities
 - Expands Policy CC1 Planning for Climate Change Adaptation
 - Expands Policy CC2 Planning for Renewable Energy and Low Carbon Generation
- 12.2 The 2008 Sustainable Buildings SPD is also superseded.

Glossary

Air-Source Heat Pump: A type of heat pump which captures the latent heat in the air outside a building and uses that to help heat a home. Some air-source heat pumps can also be used for cooling in the summer.

Anthropogenic greenhouse emissions: Greenhouse gas emissions resulting from human activities.

Biomass: Living organisms and dead matter such as wood, leaves etc. used as a fuel or energy source. These fuels are considered renewable as long as the vegetation producing them is maintained or replanted, such as firewood, alcohol fermented from sugar, and combustible oils extracted from soy beans. Their use in place of fossil fuels cuts greenhouse gas emissions because the plants that are the fuel sources capture carbon dioxide from the atmosphere.

Carbon deficit: The amount by which carbon emitted exceeds carbon sequestered. If there is no carbon deficit, then 'net zero' has been achieved.

Carbon dioxide (CO₂): Carbon dioxide is a gas which occurs naturally in the atmosphere, and is produced as a by-product of human activity such as burning fossil fuels to generate electricity and power vehicles. It is the main greenhouse gas created by combustion.

Carbon footprint: A measure of the impact that activities, people and businesses have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Carbon neutral: Carbon neutral refers to a process, energy source, material, or product that, when factoring everything that goes into it, neither adds to nor reduces the amount of CO₂ in the atmosphere.

Carbon offsetting: To help become carbon neutral, activities such as tree planting can off-set carbon-producing activities such as the burning of fossil fuels. Trees lock in carbon.

Carbon sequestration: The removal or storage of carbon in a place (a sink) where it will remain. Types of sequestration include 'geological' where CO₂ is captured and buried underground and 'biological' where CO₂ is absorbed during the growth of plants and trees.

Climate change adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects (including from changes in rainfall and rising temperatures) which moderate harm or exploit beneficial opportunities for climate change mitigation.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency Declaration: An action taken by governments and scientists to acknowledge humanity is in a climate emergency. Warwick District Council declared a climate emergency in February 2020.

Combined heat and power (CHP): An efficient technology for generating electricity and heat together. A CHP plant is an installation generating usable heat and power simultaneously (usually electricity) in a single process. The heat generated in the process is utilised via suitable heat recovery equipment for a variety of purposes including industrial processes and community heating.

Decarbonisation: The process of replacing carbon-emitting processes with carbon-neutral processes. For example, the national energy grid is expected to decarbonise over time as coal and gas fired power stations are replaced with renewable energy sources.

Development Plan Documents (DPDs): DPDs are statutory component parts of the local development framework, which can introduce new policy to sit alongside the Local Plan. DPDs are formally consulted on and tested for soundness at an examination in public.

Embodied carbon / embodied energy (Carbon Capital): All the carbon / energy required to grow, harvest, extract, manufacture, refine, process, package, transport, install and dispose of a particular product or building material.

Energy efficiency: Using less energy to provide the same level of energy service. Along with renewable energy, energy efficiency is one of the twin pillars of sustainable energy.

Fabric First: A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

Fossil fuels: Coal, oil and natural gas which produce carbon dioxide when burnt; responsible for global warming and climate change.

Geothermal Energy: Energy found in the form of heat beneath the ground. It is usually only a viable source of power in areas near tectonic plate boundaries.

Greenhouse gases: Gases in the atmosphere that absorb the earth's thermal infrared radiation. Scientists believe that greenhouse gases resulting from human activity are causing the earth's climate to change, and this is now a generally accepted view.

Ground source heat pump: A type of heat pump which captures the latent heat from the ground and uses that to help heat a home.

Heat exchanger: A system used to transfer heat between two or more fluids. Heat exchangers are used in both cooling and heating processes.

Heat pump: A device that moves heat from a low temperature heat source to a higher temperature heat sink. Examples include ground source heat pumps, air to air heat pumps, refrigerators and air conditioners.

Mitigation: Intervention to attempt to reduce the negative impact of human activity, or to balance the negative impact with positive actions elsewhere.

Net zero carbon: Net zero refers to achieving a balance between the amount of greenhouse gas emissions produced and the amount removed from the atmosphere.

Nitrogen oxides: Nitrogen Oxide and Nitrogen Dioxide are collectively known as Nitrogen Oxides. Nitrogen Oxides are primarily produced as a result of the combustion

process, typically from motor vehicles and power stations. They are one of the precursors for photochemical ozone formation as well as being injurious to human health.

Passive design: A design strategy that optimises a building's form, fabric and orientation to make the most of natural sources of heating, cooling and ventilation, to reduce the energy usage in operation.

Passivhaus standard: A construction standard for all buildings which emphasises high levels of insulation and airtightness, minimal thermal bridging, use of solar and internal heat gains and tightly controlled ventilation. Calculation of Passivhaus standards is done through Passivhaus Planning Package (PHPP)

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Power Purchase Agreements: a contractual agreement between energy buyers and sellers. They come together and agree to buy and sell an amount of energy which is or will be generated by a renewable asset. PPAs are usually signed for a long-term period between 10-20 years.

R-value: The R-value is a measure of resistance to heat flow through a given thickness of material. So the higher the R-value, the more thermal resistance the material has and therefore the better its insulating properties. The R-value is calculated by using the formula $R = l / \lambda$ Where: l is the thickness of the material in metres and λ is the thermal conductivity in W/mK. The R-value is measured in metres squared Kelvin per Watt (m²K/W). For example the thermal resistance of 220mm of solid brick wall (with thermal conductivity $\lambda=1.2$ W/mK) is 0.18 m²K/W.

Regulated Carbon Emissions: these emissions are those from fixed building services and fittings, for example: space heating, cooling, hot water, ventilation and lighting and are based on average assumptions of use. For the avoidance of doubt they do not include 'plug in' appliances.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Renewable resources: Resources that are capable of regeneration at a rate greater than their rate of depletion.

Residual Carbon: The remaining emissions after these have been reduced as far as possible through attention to energy efficiency and use of renewable energy.

Retrofitting: Applying new components to existing buildings, for example to improve energy efficiency or the use of renewable energy.

Standard Assessment Procedure SAP: is the Government recognised methodology for calculating CO₂ emissions in residential buildings. Versions of SAP calculations are updated by the Government and the most up to date calculation should be used.

Simplified Building Energy Model SBEM: is the Government recognised methodology for calculating CO2 emissions in non-residential buildings. Versions of SAP calculations are updated by the Government and the most up to date calculation should be used.

Sink: Any process, activity or mechanism which removes a greenhouse gas. Forests and other vegetation are considered sinks because they remove carbon dioxide through photosynthesis.

Smart meters: Smart meters give real-time information on energy use. Through an in-home display, usage and cost can be tracked giving the consumer a picture of how they are using energy and the total cost.

Solar energy: The use of energy from the sun, captured either by a solar photovoltaic panel, or a solar thermal system that concentrates solar energy to heat water (or other medium) that then generates steam which is converted into electrical power.

Supplementary Planning Documents (SPDs): Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable development: Resolution 42/187 of the United Nations General Assembly defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, electric, low and ultra-low emission vehicles, car sharing and public transport.

Viability: This can have two meanings:

- an objective financial viability test of 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. Essentially it is the ability to attract investment and business.
- To be capable of existing / surviving successfully. The term is often used in the context of whether town centres are able to exist as viable retail areas.

Water Vapour: Water in a vaporous form especially when below boiling temperature and diffused (as in the atmosphere).

Zero carbon building: A building with no net carbon emissions resulting from its operation over the space of a year.

Zero carbon ready: Buildings built to a standard such that no further energy efficiency retrofit work will be necessary to enable them to become zero carbon as the electricity grid continues to decarbonise.

APPENDIX 1: Policy Context

International

The Paris Agreement:

The Paris Agreement (<https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement>) under the United Nations Framework Convention on Climate Change, also called Paris Climate Agreement or COP21, international treaty, was adopted in December 2015, and aimed to reduce the emission of gases that contribute to global warming.

The Paris Agreement continued the process started at the 1992 Earth Summit (<https://sustainabledevelopment.un.org/milestones/unced>) where countries joined the international treaty, the 'United Nations Framework Convention on Climate Change' (<https://unfccc.int/process-and-meetings/the-convention/what-is-the-united-nations-framework-convention-on-climate-change>). The objective of this treaty was to 'stabilise greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic (human) interference with the climate system'.

Energy Performance of Buildings Directive:

Both the Energy Performance of Buildings Directive 2010/31/EU (EPBD) (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:153:0013:0035:en:PDF>) and the Energy Efficiency Directive 2012/27/EU (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2012:315:0001:0056:en:PDF>), were amended, as part of the Clean energy for all Europeans package, in 2018 and 2019 (https://ec.europa.eu/energy/topics/energy-strategy/clean-energy-all-europeans_en). The European Union (EU) Directive on the energy performance of buildings was intended to improve the energy efficiency of buildings, reduce carbon emissions and the impact of climate change.

National

In December 2006, the then Labour government committed that from 2016 all new homes would be 'zero carbon'. This introduced the Code for Sustainable Homes (<https://www.breeam.com/discover/technical-standards/homes/>)

The 'Building a Greener Future: Policy Statement' (<https://www.thenbs.com/PublicationIndex/documents/details?Pub=DCLG&DocID=283171>) in 2007 proposed tightening of the building regulations to achieve the 2016 goal, first by 25% in 2010 and then by 44% in 2013. The Labour budget in 2008 announced a further intention that all new non-domestic buildings should also be zero carbon from 2019.

The current Regulations are the Energy Performance of Buildings (England and Wales) Regulations 2012 (<https://www.legislation.gov.uk/ukxi/2012/3118/contents/mad>) which were last amended in 2018.

The future of all such directives for the UK and therefore the regulations, is currently unknown as a result of the United Kingdom's withdrawal from the European Union (Brexit).

Climate Change Act 2008:

(<https://www.legislation.gov.uk/ukpga/2008/27/contents>)

The act originally set up a national target for the reduction of greenhouse gas emissions for the year 2050. The target of reducing carbon emissions by 80% compared to 1990 levels by 2050, with a reduction of at least 34% by 2020 was supported by a strategy to achieve it set out in The Carbon Plan published in December 2011. The Act also set up the independent statutory Committee on Climate Change, an advisory body to government.

The Decarbonisation and Economic Strategy Bill:

(<https://services.parliament.uk/bills/2019-21/decarbonisationandeconomicstrategy.html>)

Published in September 2019 was expected to provide a framework to decarbonise the UK economy. This bill failed to complete its passage through Parliament before the end of the session which means the Bill will make no further progress.

The Infrastructure Bill, 2014:

(<https://services.parliament.uk/bills/2014-15/infrastructure.html>)

The Infrastructure Bill, published by the Department for Transport, proposed re-setting the zero-carbon home standard at Level 5 of the Code for Sustainable Homes, but allowing developers to build to Level 4 by using allowable solutions to achieve Level 5, but controversially making small sites of fewer than 10 dwellings exempt from the allowable solutions option. This bill received royal assent and became law in 2015 as the Infrastructure Act 2015.

Fixing the Foundations, creating a more prosperous nation, 2015:

(<https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation>)

The report stated, "The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established."

The industry viewed this as a massively retrograde step, putting at risk the government's commitment to controlling climate change and ending the zero carbon homes project.

Housing and Planning Bill, 2015:

(<https://commonslibrary.parliament.uk/research-briefings/cbp-7331/>)

The Bill scrapped the zero carbon homes initiative and in spite of attempts by the House of Lords to reintroduce it in 2016, the requirement was dropped. The Chancellor's budget speech in March 2019 however, stated that from 2025, new

homes may not be connected to the gas grid for the purposes of heating. This bill received royal assent and became law in 2016 as the Housing and Planning Act 2015.

The National Adaptation Programme and the third strategy for climate adaptation reporting, published 19 July 2018:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727252/national-adaptation-programme-2018.pdf)

Looking at the role of local authorities in the resilience agenda, the report states "Local government has obligations that contribute to resilience. These include flood risk management, under the Flood and Water Management Act 2010, and commitments to prepare and plan for emergencies under the Civil Contingencies Act 2004. Local Planning Authorities (LPAs) are also required under the Planning Act 2008 to adopt proactive strategies to mitigate and adapt to climate change." The stated vision being, "Local Government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate".

National Planning Policy Framework (NPPF), July 2021:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) The NPPF originally published in 2012 and revised in July 2018, February 2019 and updated in July 2021 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.

It goes on to say in paragraph 9, that "These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area."

The NPPF addresses the need for the planning system to address climate change through Chapter 14, notably paragraphs 152, 153, 154 and 157. Local requirements for sustainability of buildings should reflect Government policy for national technical standards in accordance with Paragraph 154.

This DPD aims to address that local element and deliver at a local level while contributing to national targets.

Planning Practice Guidance, <https://www.gov.uk/guidance/climate-change> published in 2014 and updated in 2019 states that:

"Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with

the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.”

Latest Supporting Information

In June 2019, the Prime Minister, committed the government to reducing UK greenhouse gas emissions to net zero by 2050, in a review of the Climate Change Act of 2008 (<https://www.legislation.gov.uk/ukdsi/2019/9780111187654>), to tackle climate change. This introduces tougher measures to the UK's current target to reduce emissions by 80% by 2050.

This proposal is designed to help meet an international target of not exceeding a 0.5°C temperature rise by 2100; the rise considered to be the dangerous climate threshold.

The Building Regulations (as updated at 2016):

(<https://www.gov.uk/government/publications/building-regulations-c-amendment-regulations-2016>)

Part L: Conservation of fuel and power, The Building Regulations, sets out how the regulations will control aspects of new buildings in relation to carbon indexing.

Part L also sets requirements for Carbon Index ratings.

The Future Homes Standard:

(<https://www.gov.uk/government/consultations/the-future-buildings-standard>)

Consultation on changes to Part L (energy) and Part F (ventilation) of the Building Regulations for new dwellings, October 2019.

The government has consulted on proposed changes to the relevant parts of the Building Regulations relating to energy and ventilation in new homes. There are two options under consideration; one which will increase the current standards regarding carbon emissions by 20% above current levels and the other by 31% (the government's preferred option). Potentially the adopted level will be reviewed again in 2025 with a possible increase to hasten zero carbon emission targets to be met by 2050. Additionally, the envisaged changes would remove the powers of local planning authorities to require exceedance of those levels in future.

Update:

The Future Homes Standard is currently being consulted upon and Building Regulations are set to change in line with the government's recommendations. The consultation ends in April 2021. There is however, as this point in time, no mention of denying local planning authorities from exceeding these standards.

Environment Bill 2019-20:

(<https://services.parliament.uk/bills/2019-21/environment.html>)

The Bill is currently making its way through parliament and has gone through its second reading. It is to “provide measures to address environmental governance gaps following withdrawal from the EU and beyond”. It “puts into legislation a series of environmental principles and establishes an Office for Environmental Protection, which will have scrutiny, advice and enforcement functions. It also makes provision for the setting of long-term, legally binding environmental targets in four “priority areas” of air quality, water, biodiversity and resource efficiency and waste reduction, along with the production of statutory Environmental Improvement Plans”. The Bill reached the report stage in January 2021.

The National Design Guide; Planning practice guidance for beautiful, enduring and successful places, 2021:

(<https://www.gov.uk/government/publications/national-design-guide>)

Published by the Ministry of Housing, Communities and Local Government, The National Planning Policy Framework makes clear that “creating high quality buildings and places is fundamental to what the planning and development process should achieve”. The National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes “illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools”.

Local

Warwick District Local Plan 2011-2029 (adopted Sept 2017):

(https://www.warwickdc.gov.uk/info/20410/new_local_plan)

The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was “climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape.”

Identified issues included:

- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
- Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas

These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation. There are policies on climate change and water conservation. This DPD will expand on Local Plan policies and introduce standards in development which will positively contribute to the new targets set by central government since the Local Plan was adopted.

There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will replace it in due course.

Neighbourhood Development Plans (NDP):

(https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans)

NDPs become part of the local development framework when they are made and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning applications are submitted.

Relevant Local Plan Objectives:

The objectives of the Local Plan have sustainability at their heart. The objectives provide the framework to deliver sustainable development by balancing social, economic and environmental imperatives and where possible enhancing all three.

- a) Providing sustainable levels of growth in the District.
- b) Providing well-designed new developments that are in the right location and address climate change
- c) Enabling the District's infrastructure to improve and support growth

Related Supplementary Planning Documents and Guidance

The following supplementary planning documents and guidance are related to this DPD:
SPDS

Climate Emergency Action Programme – Main Report

<https://estates8.warwickdc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=y0rbw8uPBpN3%2b9y6%2b%2bUMr0KIJ%2f9nVgPY%2bETFW5sMWFPBkiDjjnjwcQ%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWCTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSfFXsDGW9IXnlg%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJff55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJff55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJff55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3d>

Air Quality SPD:

https://www.warwickdc.gov.uk/downloads/file/5043/air_quality_spd

Public Open Space SPD:

https://www.warwickdc.gov.uk/downloads/file/5516/public_open_space_spd

Residential Design Guide:

https://www.warwickdc.gov.uk/downloads/file/4782/residential_design_guide

Biodiversity Offsetting:

<https://www.warwickshire.gov.uk/biodiversityoffsetting>

<https://api.warwickshire.gov.uk/documents/WCCC-863-793>

Climate Emergency Action programme

4.30 Details of the Council's CEAP are available here:

<https://estates8.warwickdc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=TRTryImKBe0Zi4qqK8Vv5wzMYJALLUdGTfudONZ6i8Vk9dy%2baM885g%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlq%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d>

Warwick DC Zero Carbon DPD

Energy and Sustainability policy review

Rev: 04 - updated 21st January 2022

Introduction

This document's purpose is to support and justify iteration of policy in the emerging Development Plan Document (DPD) that seeks to deliver net zero carbon buildings in Warwick.

It is drafted by Bioregional on behalf of Warwick District Council. Bioregional was originally appointed to help respond to consultation feedback on the initial draft net zero carbon DPD and to consult on subsequent revisions to the wording of policies within that DPD.

In the process of responding to consultation feedback, and drawing insight from previous experience in effective plan policy for carbon reductions, it became apparent that the DPD would benefit from the following elements in order to be more effective in making development compatible with a net zero carbon future:

- **Stronger and clearer requirements for the application of the energy hierarchy**, including mandatory minimum improvements to energy efficiency, low carbon heat and possibly renewable energy on site before the developer can resort to offsetting the remainder of carbon emissions
- **Clearer and more effective requirements for steps to reduce the energy performance gap** (the difference between a building's predicted energy use, and its actual energy use when completed) and to verify the completed building's energy performance
- **Detail on calculation, price and use of carbon offsetting** if buildings cannot be net zero carbon on site
- **New policy to address embodied carbon considerations**
- **New policy** on the benefits of, and requirements for, energy and carbon improvements in planning applications that involve **existing buildings**
- **Evidence to justify the effectiveness and feasibility** of the above requirements.

All of the above policy areas have precedents in existing adopted local plans in other local authority areas. These precedents demonstrate that it is acceptable to planning inspectors to impose such requirements in the pursuit of fulfilling the local planning authority's duty to secure carbon reductions (subject to viability specific to the local area). The successful implementation of the precedent policies in other local areas (often for many years) also evidences that it is feasible for the development industry to fulfil those requirements.

This document therefore collates information on the following:

- How similar plan policy requirements are typically structured and implemented in a variety of existing local plans, and why these are effective
- How the requirements were set and justified in other local plans – thus forming a proxy evidence base for their applicability in Warwick unless specific local factors can be identified to show that they would not be applicable in Warwick.

Why do we need local plan policies for net zero carbon buildings?

At national level, in 2019 the UK Government declared a climate emergency and updated the legally binding carbon reduction goal for 2050 enshrined in the Climate Change Act 2008. The new goal for 2050 is for the UK to achieve net zero carbon status, rather than the original goal of an 80% reduction on the carbon emissions of 1990. The Act also comes with interim 5-yearly carbon budgets that are periodically devised by the independent Committee on Climate Change and then passed into law by Parliament.

The UK is also a signatory to the international Paris Agreement 2015, brokered via the United Nations. This commits all signatories to ensure global average temperatures do not rise by more than 2°Celsius on pre-industrial levels, and to pursue a limit of 1.5°C. This would require very fast and drastic cuts to global carbon emissions, as there is a [limited 'carbon budget'](#)¹ to be emitted before the 1.5C and 2C limits will be reached – and a rise of 1 °C has already happened. The Paris Agreement also commits that the extent of each country's carbon reductions is related to wealth and technological ability. As a rich and technologically advanced country, the UK is responsible for faster and deeper cuts. Given the [speed and scale of carbon cuts](#)² needed in existing buildings, transport and other energy use, we cannot afford for new buildings to add to the burden. Neither current nor incoming building regulations (2013 and 2021 respectively) will deliver sufficient carbon reductions to achieve this. Even the Future Homes Standard and Future Buildings Standard (building regulations from 2025) will not guarantee that buildings are net zero carbon from first operation, and although it will implement some improvements to energy efficiency, these are not to the maximum extent that the construction industry is already capable of achieving.

Recognising such pressing issues, Warwick District Council declared a climate emergency in 2019, and in 2021 it adopted some [shared ambitions](#)³ with Stratford-on-Avon DC. These ambitions include:

1. By 2025, the councils themselves to be net zero carbon (and contracted services by 2030)
2. By 2030, the whole of South Warwickshire to have carbon emissions 55% lower than in 2017, and have a plan to achieve net zero carbon by 2050
3. By 2050, enable South Warwickshire's environment and communities to be ready to adapt to a future climate in which the global temperature rises by 3°C by the end of the century.

Subsequently, Warwick DC has agreed a Climate Change Action Programme (CCAP) to build momentum towards those ambitions. The plan for Ambition 2 is here: [Document.ashx \(warwickdc.gov.uk\)](#)⁴. Two key pieces of local analysis have shaped the Ambitions and CCAP:

- 1) [Warwick Climate Change People's Inquiry](#) (Citizens Jury) which met during 2020 and 2021. The Inquiry's recommendations and Council response is [available here](#)⁵. Recommendation 2 (the second highest ranked proposal out of a total of 36 proposals) was for all new buildings to be carbon neutral in construction and use, while recommendation 7 was to refuse all planning applications that fail to achieve net zero carbon (albeit the Council takes the view that it cannot support the latter at present). Also relevant is recommendation 4, council finance for recapture of carbon using planting.
- 2) [A report](#)⁶ by specialist carbon pathways consultant [Anthesis](#), which looks at Warwick District's carbon emissions drawing on data from the nationally recognised [SCATTER Tool](#). (SCATTER aligns with the required carbon reductions to fulfil the Paris Agreement and follows the globally best-recognised carbon reporting methodology). This generated the target of 55% reduction by 2030.

¹IPCC Special Report on impacts of global warming [Global Warming of 1.5 °C — \(ipcc.ch\)](#)

²Setting Climate Commitments for Warwick: [Local and Regional Implications of the UN Paris Agreement on Climate Change](#)

³ [Warwick and Stratford-on-Avon DC Shared ambition on climate change](#)

⁴ [Ambition 2: Low Carbon South Warwickshire 2030](#)

Findings from specialist analysis of Warwick's carbon emissions (Anthesis, 2021)

Domestic Buildings

- Excluding embodied carbon, residential buildings are responsible for 21.7% of carbon emissions across Warwick District (approx. 273,000 tonnes of carbon dioxide equivalent tCO₂e per year)
- Part of achieving the necessary 55% overall reduction in district emissions is that emissions from domestic buildings must fall by an assumed 58%
- Achieving this ambition assumes new homes will be built to higher standards of carbon reduction than national building regulations (Anthesis assumed Passivhaus standard as the ideal)
- To achieve the above carbon reductions from domestic buildings, Anthesis recommends a range of actions including improving performance of new buildings. These interventions do not constitute an action plan, but do provide some broad possibilities that are within the Council's control.
- Retrofit is also a crucial part of achieving the targeted emissions reductions: 47% of buildings (including existing stock) would need to be electrically heated by 2030, i.e. no longer using gas heating (ideally heat pumps) – and Warwick should aim to be achieving deep energy retrofits of 18,800 existing homes per year by 2030 (a range of measures achieving an 83% reduction in energy demand) and 'medium energy retrofits' (a 66% energy demand reduction) of 2,300 homes/year
- The Council has adopted a Climate Change Action Programme to progress towards reduction in emissions from domestic buildings. Adopting the net zero carbon DPD is an important element in this.

Based on the above, Warwick District Council notes that:

- Around 10,000 new dwellings are expected to be built in the district before 2030
- A new-build home in Warwick causes an estimated 1.6 tonnes of CO₂ per year⁷ from regulated energy (permanent uses e.g. heat, light, ventilation), [plus](#)⁸ at least a further ~63% due to unexpected errors in building performance, and unregulated energy (total 2.608 tCO₂).
- The new homes could therefore add 26,080 tCO₂ to the district's annual emissions unless carbon reduction measures are required through planning. By applying onsite carbon reduction requirements and local carbon offsetting, the DPD therefore has the potential to reduce carbon emissions in the district by up to 26,080tCO₂ per year.

Non-domestic Buildings

- Non-domestic buildings cause 20.1% of emissions in Warwick District (252,000 tCO₂e /year)
- The Council is committed to reducing the district's carbon emissions by 55% by 2030
- Part of achieving this will require emissions from non-domestic buildings to fall by 38%
- This would need new nondomestic buildings to be built to better carbon standards than national building regulation, and retrofit of existing ones (e.g. 39% shifted to all-electric heating by 2030)
- Given the more varied energy needs of non-domestic buildings and the less certain amount of new non-domestic construction, it is difficult to estimate the amount of carbon the DPD could save
- Anthesis recommends various actions including improving performance of new nondomestic buildings. These are not an action plan, but provide some possibilities within the Council's control.

Anthesis' identifies that an overall reduction of 55% in Warwick's carbon emissions can and should be achieved by 2030. The Council has committed to this and adopted a Climate Change Action Programme to progress towards the reduction in carbon emissions from buildings. Adopting the DPD is a key part of this.

The following sections of this report lay out the recommended ways in which the Net Zero Carbon DPD policies could be made more effective and justifiable in order to help achieve the above aims.

⁵ [Warwick District People's Inquiry into Climate Change - WDC response and recommendations](#)

⁶ [Warwick & Stratford-on-Avon District Councils – South Warwickshire Climate Action Support](#)

⁷ Average all homes, all quarters since 2013 (when current building regulations on carbon were introduced). [MHCLG Live EPC Tables, NB7](#)

⁸ Study of the energy performance gap in UK low energy housing. [ECEE.org](#)

1. Minimum improvements per stage of the energy hierarchy

The energy hierarchy is the principle that certain first steps should be taken to reduce energy use and carbon emissions, before other steps are taken, in order to get the best overall long-term outcome.

The energy hierarchy is usually expressed as follows:

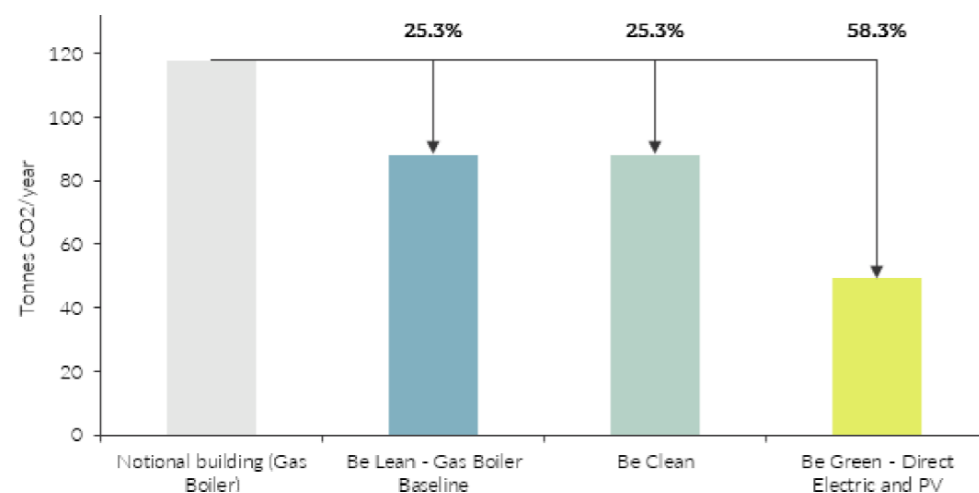
1. Reduce energy demand (also known as ‘be lean’)
2. Supply energy efficiently (also known as ‘be clean’)
3. Supply renewable energy (also known as ‘be green’).

The logic is that if energy demand is minimised first, this reduces not only the burden that the new building places on our limited fuel and energy resources, but also the amount of new equipment needed to generate and distribute energy to meet that demand. This reduces the amount of energy, materials, carbon and cost involved in producing and installing that equipment (and saves ongoing energy bill costs for occupants).

A policy requiring specific minimum improvements in each stage of the energy hierarchy makes the developer demonstrate that they have really applied the energy hierarchy before resorting to offsets to reach zero carbon. Local plans usually express this as a requirement for the developer to show that they have made a minimum percentage improvement in the building’s carbon emissions rate through measures taken at each stage. For example⁹, a 10% reduction to be achieved by reducing energy demand; a 5% reduction by supplying energy efficiently, and a 20% reduction achieved by adding renewable energy. These figures sit within a wider requirement for an overall percentage reduction in carbon emissions from all measures.

In precedent local plan policies, these reductions are made against a baseline carbon emissions rate set by the current building regulations (Part L 2013 target emissions rate, ‘TER’). The percentages could be set according to demonstrable industry best practice, or future new standards announced by government, or they could echo other existing local plans which can be presumed feasible having been inspected and adopted.

Policy compliance is demonstrated in an energy statement submitted with the planning application. An example below is from the real energy statement for a recent application in Cambridge for a block of flats that firstly achieves a 25.3% emissions reduction by upgrading building fabric to a level close to the Future Homes Standard. It then reaches a total 58.3% reduction by changing gas boilers to direct electric heating and adding solar panels. No savings are achieved at ‘be clean’ stage as no local heat network was present.



⁹ These percentage figures are illustrative only, but are within a reasonable range of achievable reductions

The required reduction percentages against the building regulations baseline would need to be adjusted to reflect imminent changes to Part L of the building regulations (which [will happen](#) in mid-2022 and 2025).

Alternatively, requirements under Step 3 can instead be expressed as ‘include enough renewable energy generation on site to meet a certain % of the building’s own energy demand’ (rather than a *reduction in emissions*). This is known as a ‘Merton Rule’. This can apply to regulated energy only (i.e. permanent energy uses such as heat, light, ventilation, hot water, fans, pumps) but sometimes covers unregulated energy too (plugin appliances). This is enabled by [powers granted to local authorities by the Planning & Energy Act 2008](#).

Some local authorities break down the steps further. These breakdowns have variously included:

1. Reduce energy demand by:
 - 1.1. Optimising the building’s form (for compactness – reducing the surface area through which heat can be lost) and orientation and glazing (to get free light and warmth from the sun)
 - 1.2. Upgrade the fabric of the building (so it is better insulated in walls, roofs, floors, windows)
 - 1.3. Improving air tightness (to avoid heat leaks) and using energy-efficient ventilation (which can either be passive by opening windows, or mechanical with heat recovery)
 - 1.4. Use efficient building services (ventilation, space and water heating, lighting, cooling)
 - 1.5. Managing demand to reduce peaks, such as with energy storage or smart controls.
2. Supply energy efficiently – usually this covers one or more of the following:
 - 2.1. Exploiting locally available waste heat sources
 - 2.2. Connecting to an existing heat distribution network that is able to achieve economies of scale from the heat supply that it uses (if there is such a network present).
3. Meet the energy requirements with renewable energy:
 - 3.1. Add renewables on site to meet as much as possible of the building’s energy demand, which can also include energy storage (batteries or thermal stores) to bridge the time gap between renewable energy is generated and when it is needed for use
 - 3.2. Use renewable energy supply from off-site to meet any remaining energy demand.

We have not found any local plan precedents that break down the required percentage carbon reductions across these finer-scale measures – presumably because not all measures are applicable to every site, and because this could introduce unnecessary complexity and inflexibility. The fine-grained steps are intended more as guidance for the developer, who can show compliance through narrative in their energy statement.

The pages overleaf explore how specific percentages have been set and justified in other local plans. However: even without in-depth local analysis, it is justified and feasible to require a certain amount of on-site carbon reductions before letting developers meet the net zero carbon requirement by offsetting. The key evidence is that the government’s Future Homes Standard consultation response notes a **31% reduction** in carbon emissions (compared to the current Part L baseline) is **already feasible and viable on a national scale** (via a mix of energy efficiency and renewable energy onsite). Government confirmed on 19/01/2021 that this 31% improvement will be enforced in building regulations in 2022, perhaps before the Warwick DPD.

Crucially: We should not be designing and building homes that will need retrofitting later to be fit for the UK’s legally binding net zero carbon future. Analysis by expert quantity surveyors Currie & Brown (on behalf of the Committee on Climate Change) [found that](#) retrofitting a house with the necessary insulation and low carbon heating (to be fit for a net zero carbon future) is **five times more expensive** than simply building to those standards in the first place. There is no reason why such an inflated cost should be borne by homeowners when it is much easier, feasible and viable to include such measures in construction today.

Recommended draft policy wording for overarching net zero carbon policy and energy hierarchy (NZC1)

Policy NZC1: Achieving Net Zero Carbon Development

- "New development should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy. To demonstrate application of the energy hierarchy, developments must submit an Energy Statement as follows:
 - In homes, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2)
 - In nondomestic buildings, achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent percentage reduction on Building Regulations 2021)
 - In all new buildings, demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by other policies within this DPD (policy NZC2(A) & (B)) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).
- ... unless demonstrably unviable (shown through open-book accounting) or demonstrably unfeasible due to site-specific issues. Where full compliance is not feasible/viable, proposals must pursue carbon reductions to the greatest extent feasible and viable, and must still submit an energy statement demonstrating this. Where there are such constraints, proposals are expected to implement fabric energy efficiency and low carbon heating (not gas) before moving on to renewable electricity generation or offsetting.
- This carbon reduction should be calculated using the most up-to-date version of SAP or SBEM as applicable to building type. The developer must also show that the three steps the energy hierarchy have been considered holistically ...”
[continue with existing draft DPD wording thereafter]
- The achievement of required carbon reductions will be set as a condition, which will be discharged on provision of as-built SAP calculations identical to those submitted to Building Control for legal compliance.
- “The requirement for a demonstrable onsite 63% reduction on building regulations Part L 2021 will be waived if the development can be demonstrated to meet the Passivhaus standard with accompanying PHPP calculations submitted within the energy statement, and does not use fossil fuels on site including gas. A condition will be applied that the finished building must be shown to meet this standard. If the completed building fails to meet the conditioned standard, the developer must take reasonable remediation measures to still meet the 63% reduction on Part L 2021 based on BRUKL data for the completed building.”
- “New development will be expected to offset all remaining carbon emissions (over the course of 30 years) to zero in accordance with policy NZC2(D). Offsetting will only be considered an acceptable solution to net zero carbon requirements after the initial above reductions are achieved via on-site measures (and near-site renewables) unless the onsite reduction is demonstrably unfeasible or unviable.”
- Supporting text should explain how the percentage was set (e.g. to reflect the national Future Homes Standard).

The total onsite emissions reduction percentage against 2013 building regulations baseline could be set on any of the following bases:

| TOTAL minimum carbon reduction on Part L 2013 through onsite measures | Justification |
|--|--|
| <div>Recommended option: 75% (in homes)</div> <div>(Equivalent: 63% reduction on Part L 2021 with SAP10.2)</div> | <p>Approximate percentage carbon reduction estimated (BEIS) to be delivered by the incoming Future Homes Standard uplift to building regulations, which will be in force nationally from 2025.</p> <p>Demonstrably feasible in Warwick through local case study Gallows Hill council housing scheme (77-80% reduction on Part L 2013).</p> <p>By the time this policy is in place, Part L 2021 (with SAP10.2) will be in force for building control purposes. To avoid requiring developers to make two calculations (one for Part L 2013/SAP2012, and one for Part L 2021/SAP10.2), and to ensure the policy remains enforceable, it makes sense to set Part L 2021 as the baseline.</p> <p>Using a compound percentage based on government statements about the carbon reductions that will be achieved in 2021 and 2025 compared to 2013:</p> <ul style="list-style-type: none">If Part L 2021 is a 31% reduction on Part L 2013,and the Future Homes Standard is a 75% reduction on Part L 2013,then the FHS is a 63.8% reduction on Part L 2021.Rounded down to 63% so as not to exceed the requirements of the Future Homes Standard and thus remain within the national policy approach. |
| 41% in major residential proposals | <p>Demonstrably feasible, representing the average total emissions reduction in recent Milton Keynes applications based on BRUKL analysis (see precedent).</p> <p>Not recommended because it is based on existing standard best practice, and therefore it will not deliver much difference on carbon and energy (certainly insufficient to align with WDC’s overarching carbon targets or national commitment to Paris Agreement).</p> |
| Recommended option for non-residential 35% in all major development | <p>This precedent, delivering 35% reduction on part L for all major developments from the London Plan (a different context) has been demonstrably feasible for several years prior to the adoption of the plan; 2013-2017)</p> |
| Custom % reflecting typical existing best practice in Warwick | <p>BRUKL/SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally.</p> <p>Not recommended because it will not deliver much difference on carbon and energy savings compared to existing standard best practice, therefore insufficient to deliver the required carbon savings to meet climate commitments at local or national levels.</p> |
| Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base | <p>Anthesis/SCATTER report is the source of the 2030 55% reduction target for overall emissions, adopted by Warwick DC Climate Change Action Program. SCATTER reflects carbon budget for the Paris Agreement & overall net zero carbon transition. This would require an energy specialist to model how Passivhaus standard would translate into savings on Building Regulations 2013 for new builds in Warwick, as Passivhaus and Part L/SAP work very differently.</p> <p>Additionally the NPPF para. 154 requires local requirements for the sustainability of buildings to reflect the Government’s policy for national technical standards i.e. Future Homes Standard. Not recommended for this DPD due to the required timeline for adoption.</p> |

Reducing Energy Demand / Improving Energy Efficiency

In order to achieve the UK Government’s target of net zero carbon by 2050, we must reduce our total energy consumption as well as meeting the remaining energy demand with expanded renewable generation. In the country’s transition to net zero carbon, increased demand will be placed on the electricity grid as fuel sources are switched to electricity (e.g. electrification of heat in existing buildings as well as new buildings, and EV charging). Upgrading the electricity grid and expanding renewable generation is already a huge but necessary challenge, involving a great deal of national cost and embodied carbon to produce that infrastructure. It is therefore vital to minimise the additional burden that new buildings place on our energy infrastructure.

Improving the energy efficiency of new homes (minimising their energy demand) is a very cost-effective way to minimise the new infrastructure that will be required to support them in a future zero-carbon energy system. New homes should therefore target reductions in energy demand to reduce the amount of total energy that must be supplied, both from the electricity grid and from other renewable energy sources. Put simply, optimising the efficiency of the building fabric is the starting point for the whole net zero journey.

As previously mentioned, it is crucial to minimise carbon emissions from new homes if the Government's net zero emission target is to be met. Given the urgency and the timing of the DPD we think that a thermal performance target exceeding current national standards should be explored and implemented.

It is critical to set higher fabric energy efficiency standards to ensure buildings do not need to be retrofitted expensively at a later date (e.g. if the Government proceeds with the recent Committee on Climate Change proposal that no home should be able to be sold unless it reaches EPC Band C by 2028). Fabric efficiency (insulation and airtightness) is particularly pertinent for housing schemes that use heat pumps and MVHR, as these will require highly insulated and draught-proofed buildings to operate efficiently. The previously [referenced](#) costs report also found that if a very high of thermal efficiency is reached, the whole construction can become more cost-effective because the developer can then save money on smaller-sized heating systems (pipes, radiators, heat pumps, etc.).

A further final justification for including a minimum improvement on energy efficiency is that it helps with the social needs of affordable living, fuel poverty and healthy homes. An energy-efficient home saves energy bill costs for the home occupiers and also often helps make the home interior more comfortable and conducive to good health (warmer, less draughty, and with less condensation on cold spots on walls or windows thus reducing the chance of respiratory harm from mould growth).

How can we set and justify requirements for improvement at the *energy efficiency* stage of the hierarchy?

The [Planning and Energy Act 2008](#) grants Local Planning Authorities the power to require “energy efficiency standards that exceed the energy requirements of building regulations”. It defines “energy efficiency requirements” as standards that are endorsed by national regulations, national policies, or guidance issued by the secretary of state. It defines ‘energy requirements’ as regulated energy only (the energy affected by Part L of building regulations – this does not include plug-in appliances).

Precedent adopted plans generally require a **carbon saving to be achieved through energy efficiency** ranging from circa 5-15% against the emissions rate set by Building Regulations Part L 2013. In the precedents we have examined, these percentages were set according to the typical ‘best practice’ already being achieved in recent local new developments, based on energy statements submitted with proposals.

An **alternative** would be a percentage improvement on the ‘**Target fabric energy efficiency**’ (TFEE) set by Part L and SAP. This TFEE limits how much energy per m² that a home should need, which varies depending on the shape, location and orientation of the building. New homes must not exceed the TFEE as a basic legal requirement. An improvement on the TFEE would demonstrate effort at this stage of energy hierarchy.

Justifying local plan energy efficiency requirements

The first precedent we are aware of is the **New London Plan**. A [topic paper](#) on energy efficiency (within the [New London Plan evidence base](#)) explains the evidence that justified how this was set.

London’s requirement for a total 35% reduction in carbon emissions in major developments had been in place since 2013. However, the Greater London Authority (GLA) knew that not much of this was currently being delivered through energy demand reduction (instead, developers were showing the reduction through energy supply, expedited by grid carbon reductions). In 2017 the GLA commissioned engineers Buro Happold to [study](#) the carbon savings achieved through energy efficiency across major developments’ energy statements submitted to the GLA in 2013-2017 to understand what was already possible with best practice. It found that:

- The **average** carbon saving achieved from energy efficiency alone was only 3.5% (in homes), 11.6% (in non-residential) or 6.3% (in mixed-use schemes) – this evidenced a need to raise the ambition
 - But much **higher performance was achieved in many cases** (37% of new home projects achieved at least a 5% reduction, and 13% achieved a 10% reduction)
- For **homes**, the following achievements were possible and could be considered for target-setting:
 - a target of **5% reduction was generally achievable** without significant technical changes
 - a target of **10% was technically achievable** and would help lock in long-term carbon reductions, rather than relying on shorter-life heat generation technologies
- For **non-domestic** buildings, a target of **15% is technically achievable** in many cases, but there is **significant variance** across non-domestic building types.

Engineers AECOM were then commissioned to conduct a detailed evaluation of the implications of achieving an energy efficiency target of this sort for a set of typical domestic and nondomestic development types. For each development type, AECOM explored what savings could be reasonably made through fabric, energy services, and a combination of the two. It found that:

- For **homes**, energy efficiency carbon savings of **10% could be achieved in all three development types simply with the then-current best practice**, except in tall buildings with a lot of glazing which might need to be triple-glazed to achieve the 10% target
- In **non-domestic schemes**, a **15% target was easily achieved by air-conditioned offices**, while a school would fall just short of the target. Hotels fell significantly short of the target, due to hot water.
- Viability testing found that the costs of achieving the **10% (domestic)** and **15% (nondomestic)** via energy efficiency measures alone were **viable for most development** types in London.

The New London Plan therefore adopts these 10% and 15% targets. Flexibility is maintained in that the topic paper states “The GLA will consider this on a **case-by-case basis in particular for specific non-domestic typologies**, like hotels, that can clearly demonstrate how and why this target cannot be met” – and that greater reductions will be expected in typologies that should be able to achieve it, e.g. offices.

London [energy guidance](#) requires that the carbon savings at the energy efficiency stage are calculated “excluding the proposed heating system and renewable energy”. This means the energy savings achieved by fabric, efficient lighting and other efficient services will be clearly revealed – and that the developer cannot conceal an inefficient ‘leaky’ building just by including low-carbon heat or renewables.

Recognising that the London setting is different to other regions, a non-London precedent is explored next.

Milton Keynes Local Plan (adopted 2019) includes a requirement for a reduction of **19% on the building regulations carbon emission rate**, followed by a *further reduction of 20% through the use of renewable energy* and low/zero carbon technologies.

The latter 20% would fall under step 3 of the energy hierarchy (‘be green’), implying that the **first 19% must be achieved through the first two steps of the hierarchy (reducing energy demand, and supplying energy efficiently)**¹⁰. Milton Keynes [draft Sustainable Construction Supplementary Planning Document 2020](#) explains why the overall requirement is considered to be feasible:

“We do not anticipate that the requirement to exceed the TER¹¹ by 19% will be unduly onerous for developers, as our analysis of BRUKL¹² data for consented schemes in Milton Keynes indicates that on average an improvement of 41% over the TER is already being achieved at the design stage.”

The SPD does not clarify the period of planning application years within which 41% was the average achievement. It also refrains from explaining how that average 41% reduction was split across energy efficiency measures, and renewable/low-carbon energy measures. Therefore it remains unspecified exactly how the split of 19% and 20% were set (at least in the documents where we might expect this evidence to appear¹³) - but it is likely that the different percentages for two different parts of the energy hierarchy might reflect an overall pattern identified in Milton Keynes’ aforementioned BRUKL analysis.

The Milton Keynes whole-plan viability testing study did not differentiate between the costs of energy efficiency and renewables. Instead it applied a blanket £cost per m² of development to cover the overall policy requirements on carbon, plus an average cost for offsetting (presumably based on experience from MK’s longstanding requirements for carbon offset payments by new development). It found that with the full suite of local plan policies (including carbon policies), **most residential development types in Milton Keynes will remain viable** and many have a significant cushion above the viability threshold.

The overall viability picture for non-residential development types was more mixed, reflecting not only the policies in the MK Plan but general economic conditions across the borough and England: large-scale office developments were viable and were coming forward, whereas smaller non-residential developments and industrial schemes were not. Schemes that were coming forward were usually existing businesses seeking to expand or relocate, not property developers seeking to make a return. As a final point, the MK viability study also notes that “building to higher standards that result in lower running costs does result in higher values”¹⁴.

How can our energy efficiency policy remain effective after changes to building regulations?

By the time the Warwick DPD is adopted, the new “Part L 2021/22” of the Building Regulations will apply. This includes improvements to fabric which will change the ‘target fabric energy efficiency’ that all new homes must legally achieve. Part L 2021 will also come with a new version of SAP (SAP10.2) for homes which will apply much lower carbon factors to electricity. If we set our requirement as a carbon % reduction on Part L 2013 borrowed from existing local plan precedents, developers may be able to ‘comply’ without making any actual energy efficiency improvements on the basic legal minimum they must do for Part L 2021/SAP10.2. For homes, it therefore is **more effective to seek an improvement against the new TFEF of Part L 2021**. We suggest this improvement should reflect the 2025 Future Homes Standard notional building fabric (based on % change to fabric values between the 2021 and the 2025 specifications). This can be viability assessed using nationally stated cost uplifts for this fabric. Unfortunately, for non-residential buildings no such information is yet available on 2025 fabric or the costs to achieve this (and non-residential has no TFEF).

¹⁰ This is within reason. Bioregional recently worked on a mixed-use planning application in Milton Keynes whose homes achieved a carbon emissions reduction of approximately 26% using energy efficiency measures only. For the non-residential parts of the scheme this figure was 25%. The scheme then adds renewable/low carbon measures to achieve a further 20% site-wide carbon emissions reduction. The site-wide total carbon emissions reduction is 51.39%. Homes were flatted blocks. Non-residential spaces were office, retail and gym.

¹¹ Building regulations Target Emission Rate for carbon dioxide

¹² BRUKL is Building Regulations UK Part L: the energy data that must always be submitted in order to pass building control.

Therefore: What level of carbon reduction could Warwick Net Zero DPD require through energy efficiency?

| Percentage reduction on Part L 2013 through energy efficiency (demand reduction and efficient supply) | Justification |
|---|---|
| 10% in homes 15% in nondomestic buildings (except hotels and schools, to be considered case-by-case) | Shown to be feasible and viable across London in 2013–2017 via BRUKL analysis of consented schemes; adopted as minimum policy across London. Although London’s viability is different from Warwick, this performance was achieved several years ago and should have disseminated to other regions via ongoing industry advances. Not recommended as Part L 2013 baseline is about to become obsolete in 2022. |
| 19% in major residential proposals | Shown to be feasible in Milton Keynes through analysis of recent consented schemes’ energy statements; evidently acceptable in planning terms being part of the requirements of the adopted MK local plan. As above, 2013 baseline soon obsolete. |
| Custom % reflecting typical best practice in Warwick | BRUKL and/or SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally. Not recommended as this will not deliver much improvement on existing practice. |
| Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base | Anthesis/SCATTER report is the source of the 2030 55% reduction target adopted by Warwick DC Climate Change Action Program. Relies on Passivhaus. SCATTER trajectory reflects Paris Agreement & overall net zero carbon transition. Additionally the NPPF para. 154 requires local requirements for the sustainability of buildings to reflect the Government’s policy for national technical standards i.e. Future Homes Standard Not recommended as this would take time not available in the required timescale for DPD adoption. |

If the planning policy is designed to achieve Warwick’s Anthesis/SCATTER trajectory, the policy must not err towards the lower reductions in the table above. Warwick’s Anthesis/SCATTER trajectory depends on new homes being built to Passivhaus standard. A reduction on the building regulations baseline has not been calculated, but would be much more than the percentages in London and Milton Keynes. Anthesis notes that Passivhaus heat demand is 90% less than typical buildings, but other energy uses may not be much different.

| Recommended option | Justification |
|--|---|
| Homes: 10% improvement on the Target Fabric Energy Efficiency Rate set by Part L 2021 / SAP10.2 | The overall NZC1 policy approach is based on reaching for the Future Homes Standard 2025, and the new national baseline will be the new Part L 2021. This 10% figure for homes represents the approximate difference in fabric (average of all building element U-Values and airtightness) between Part L 2021 and Future Homes Standard 2025 as outlined in the Government’s FHS consultation response. |
| Non-residential buildings: Energy efficiency measures (fabric and supply) to achieve a 19% reduction in carbon emissions compared to Part L 2013 or equivalent reduction on Part L 2021. | Unfortunately the 2025 figures for <i>non-residential</i> buildings have not been released and therefore no equivalent percentage can be calculated at present. Our recommended requirement for non-residential buildings therefore falls back on what has been demonstrably feasible and viable in Milton Keynes. |

¹³ Documents reviewed: sustainability appraisals, Imagine MK 2050 strategy, whole plan viability assessment, MK Futures Working Paper 17 (low carbon city), and Topic Paper on Climate & Sustainability. [Link to evidence base.](#)

¹⁴ Citing a [2013 DECC study](#) which found that per square metre, “compared to dwellings rated EPC G, dwellings rated EPC F and E sold for approximately 6% [more], dwellings rated D sold for 8% more and dwellings rated EPC band C for 10% and A/ B sold for 14% more”. “The price effects ... tend to be higher for terraced dwellings and flats [versus] detached and semi-detached dwellings” and “the percentage premium commanded by [energy-efficient] properties ... is higher in regions where house price levels are low” because “similar energy [cost] savings across regions had quite different relative effects on house prices”.

Recommended policy wording for energy hierarchy – step 1+2, energy efficiency

Policy NZC2(A) Making buildings energy efficient:

- “New build **residential** proposals are expected to demonstrate a **10%** improvement on the Part L **2021** Target for Fabric Energy Efficiency (set by SAP10.2)
- New build **non-residential** development proposals are expected to demonstrate that they achieve a **19%** reduction in carbon emissions compared to Part L **2013** through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).
- Proposals that do not meet these requirements will not be accepted unless it is demonstrably non-feasible due to building use class, or demonstrably unviable with open book accounting. All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard (indicative specification, or final, as available at time of application).”

Supporting text: The 10% improvement in homes is set to reflect the approximate uplift to building fabric (U-values and airtightness) between Part L 2021 and the indicative Future Homes Standard 2025. There is national government estimated cost data on the achievement of these fabric measures, which **is being / has been** taken into account in the whole-plan viability assessment. Only hotels and schools are likely to struggle to achieve the 19% carbon reduction from energy efficiency measures, due to high peak hot water demand. Hotels and schools will therefore be assessed on a case-by-case basis and differentiated benchmarks may be set in future supplementary planning documents, based on aggregation of energy statements submitted to the planning department in coming years.

Low/Zero Carbon Energy Supply

Following the energy hierarchy, it is important to decarbonise energy supply: both electricity and heat. This is critical, as the CCC 2019 report (‘UK housing: Fit for the future’) highlighted the importance of grid decarbonisation in the trajectory towards net zero. Onsite renewable generation supports this in two ways. First, it drives investment in additional renewable electricity, and second, it can simultaneously reduce peak and annual demand on the grid.

Reductions in carbon emissions thanks to renewable and low-carbon energy supply can be expressed as:

- A further **percentage reduction in carbon emissions** against the building regulations baseline, in addition to the percentage achieved through fabric (*see precedent from Milton Keynes*), **or**
- A ‘Merton Rule’¹⁵; where the proposal must include renewable energy generation equipment on-site or near-site, sufficient to **meet a certain proportion of the building’s own energy demand** (see precedents below from Solihull and Oxford). This can be total energy, or regulated energy only.

The value of onsite generation has long been recognised in local planning policy, but has not been without its critics. The prescriptive nature of these type of policies are sometime not applicable for all and can occasionally lead to the installation of inefficient onsite renewables. Some sites may not be able to meet the requirement if it is set very high, such as if they are overshadowed (and therefore solar panels would not work well), or if it is a tall building where there is a larger amount of internal floor space demanding energy and a relatively smaller roof space for solar panels.

We would therefore recommend including enough flexibility to accommodate unique site constraints, whilst still seeking an ambitious amount of appropriate onsite LZC technologies in all proposals where this is feasible. As shown in the precedents below, there is a growing number of adopted policies that include specific targets for onsite renewable generation towards net zero target. However, in practice these policies are often applied flexibly where the developer is able to show how and why it was not possible to meet the required metric and that they have nevertheless pursued renewable energy measures to the greatest reasonable and practical extent. (See Oxford precedent, below).

It will be necessary to define the types of measures that will count as ‘renewable / low and zero carbon technologies’. Some technologies, such as solar PV panels, solar thermal and turbines, clearly do count. Some other technologies – in particular heat pumps – may need clarification to help the developer understand where to count these in their energy statement.

Heat pumps are not zero carbon – they still use mains electricity to run. But they can be a low carbon heating system provided they run at high efficiency (they can deliver about three times as much heat energy as they consume in electrical energy, because they work by taking ambient heat from outdoor air, rather than creating it – therefore there is a renewable element to the heat they deliver). To achieve this level of efficiency, they need to provide heat at a relatively low temperature. A developer is more likely to be able to do this if the heat pump is used in combination with improved thermal efficiency and reduced air permeability. ([Read more](#))

The developer could make the heat pump zero carbon by supplying its electricity from a renewable source such as rooftop solar panels, so long as they are generating the renewable electricity at the same time the heat pump is running or if the building can store the solar electricity in a battery for later use. You will need less energy from your solar panels to run your 300% efficient heat pump, compared to using your solar panels to run direct electric heating which can only ever be 100% efficient – therefore you don’t need as many solar panels, resulting in savings in embodied carbon.

Carbon savings from heat pumps are usually treated in planning guidance as a step that should be included under the same step of the energy hierarchy as renewables – that is Step 3/‘Be Green’. For example, [London Plan energy guidance](#) asks that heat pumps be accounted for as a Step 3 measure, unless they are powering a heat network, in which case all heat from the heat network would be a Step 2 (‘be clean’) measure.

Counting heat pumps as a Step 3 / ‘be green’ measure’ gives more flexibility in options for buildings to achieve carbon reductions at this stage even if the building is not suitable for solar panels due to shadow or orientation.

However, a heat pump is already part of the specification for the notional building in Part L 2025 (Future Homes Standard) and therefore it is expected that developers will need to already use a heat pump (or near-zero-carbon heat network connection) to achieve the overall 63% reduction stated in draft policy NZC1.

For this reason, the policy wording below also refers to *additional* renewable energy that is deployed after the initial 63% reduction has been achieved.

¹⁵ The original Merton Rule (introduced in 2003) required only 10%, but more recently adopted and emerging local plans aim higher.

What is the justification for requiring a certain percentage improvement at the *renewable and low carbon* stage of the energy hierarchy?

If our requirement is *expressed as a reduction in carbon emissions* compared to the building regulations baseline, this is supported by local plan *precedents for requiring up to a 20% reduction* to be achieved by low and zero carbon energy technologies (Milton Keynes; Oxford). In Milton Keynes, this is on top of a 19% reduction that should be achieved before the renewable and low/zero-carbon technologies were added.

As noted under ‘energy efficiency’ section above, neither the Milton Keynes local plan evidence base nor the accompanying SPD makes it clear how the 20% reduction via renewables was set and justified. However, the SPD notes that the council analysed the energy and carbon calculations (BRUKL) made by recent consented schemes within Milton Keynes and found that there was an average *total 41%* reduction in carbon compared to the building regulations baseline (we assume this means total reduction across all energy measures). It logically follows that the figure of 20% carbon reduction from renewables is likely to have been set according to the average contribution of renewable energy measures toward that average total 41% carbon reduction.

If our requirement is *expressed as a percentage of energy demand to be met with renewables*, this can be supported by other recent local plan precedents ranging from 15 to 20% (see precedents: Solihull and Oxford).

Oxford’s 2020-2036 adopted local plan requires a 40% onsite carbon reduction in total which can be achieved through any range of onsite measures for efficiency and/or renewable energy. It explains that if this were entirely achieved with renewables, it would translate to renewable energy generation equivalent to approximately **25%** of the building’s energy demand (although it is not obligatory that the developer delivers all the savings only through renewable/low-carbon energy). The evidence base documents also show that:

- The previous Oxford Local Plan *already included* a requirement for developments* to meet 20% of their energy needs on site with low and zero carbon energy generation (e.g. renewables) (*major developments only, i.e. 10+ homes or 2000m²+ non-residential space)
- The **previous requirement for 20% onsite renewable/low-carbon energy is demonstrably feasible** in that it was *almost always met* or exceeded in successful planning applications between 2014 – 2016. Of 36 proposals in which the requirement would apply, most developments achieved a figure of 20-25%; several achieved 30-40% and one achieved 53%. Only one relevant proposal failed to meet the requirement, but was still accepted because it explained clearly why it could not do so, and still provided 10% by pursuing the low/zero carbon energy measures that were feasible and viable.

The current overall 40% carbon reduction requirement (rising to 50% from 2026 and 100% in 2030) was not challenged by the *inspector’s report* other than to request clarification of the baseline. As a further precedent, South Oxfordshire’s local plan (*adopted 2020*) includes identical requirements. Oxford’s evidence base¹⁶ does not explain how the specific figure of 40% carbon reduction was selected in the current Local Plan, nor how the previous local plan’s requirement for 20% renewable energy was selected. However, the lack of challenge by the inspector indicates that no further justification was needed in planning terms.

¹⁶ Documents reviewed: Local Plan to 2036; Sustainability Appraisal (final); Energy Conservation Act Report; Background Paper 4 (Carbon, Climate Change and Fuel Poverty); Inspector’s Report; Technical Advice Note 2 – Energy Statements (2013); Technical Advice Note 14 – Sustainable Design &

Recommended policy wording for energy hierarchy – step 3, renewables and low/zero carbon energy technology

Policy NZC2(B+C) Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology

- “Proposals for new development must include an energy statement which should demonstrate that additional renewable, zero and low carbon energy technologies have been provided on-site* sufficient to **match the remainder of the building’s annual regulated energy needs**, subsequent to the achievement of the 63% reduction detailed in Policy NZC1. (*or near-site if directly serving the development).
 - If this requirement cannot be met, the reasons must be robustly demonstrated in the energy statement, utilities statement or open-book viability assessment as relevant. The energy statement must still show how such technologies have been incorporated as far as feasible and viable.
 - Proposals for new development heated by on-site fossil fuels will not be considered acceptable.
 - Proposals incorporating onsite heat technologies claimed to be ‘zero carbon ready’ (as opposed to immediately ‘low/zero carbon’ technologies) will only be accepted where that technology is already available and its transition to zero carbon is based on realistic current projections of the time period in which its carbon will be eliminated. ‘Zero carbon ready’ heat technologies that rely on speculative future technological advances and use onsite fossil fuels meanwhile, will not be accepted.”

In supporting text:

- This policy is written with the view that it is likely that heat pumps or near-zero-carbon heat networks will have already been deployed in the design to achieve the required initial 63% carbon reduction against Part L 2021. The policy therefore aims to encourage on-site or near-site renewable electricity generation. Warwick District Council recognises that not all sites will be suitable for large-scale wind and solar for reasons of grid constraints, shadow or heritage, in which case off-site renewables, partial compliance, or offsetting under NZC2(D) can be acceptable.
- The wording regarding ‘zero carbon ready’ technologies is designed to avoid relying on gas boilers that are marketed as ‘hydrogen-ready’ but will use fossil fuel gas for the foreseeable future. This should be avoided because there is no robust national or local timeline for transitioning the gas system onto hydrogen or other green gas at the time of writing, and current hydrogen production technology is vastly *inefficient* (taking multiple units of electricity to produce each unit of hydrogen). It therefore is prudent to simply use the electricity as it is, rather than converting it to hydrogen.
- Currently, the only proven heating technology with a realistic and time-bound projected transition to zero carbon is electricity, whether direct electric or heat pumps. This has a clear trajectory to zero carbon in the form of the national Treasury Green Book projections on electricity grid carbon.
- Nevertheless, the policy wording is designed to be flexible towards future technological innovation, for example if a low-carbon, non-wasteful way to produce hydrogen is developed, along with a realistic national timeline for converting the gas system away from fossil fuels.

The requirement above is designed to encourage developers to include enough solar panels (or connection to a renewable electricity scheme) to bring the development’s regulated carbon emissions to zero on site. Flexibility is offered by recognising site-specific constraints and permitting off-site solutions or offsetting. Bioregional has supplied cost uplift data to WDC and its viability consultant showing that the costs of on-site solar panels would be comparable to the cost to offset a typical home’s carbon over 30 years.

Construction (June 2021); Sustainability Strategy 2011-2020; previous Local Plan 2001-2016; Supplementary Planning Document on Natural Resource Impact Analysis (2006); Carbon Reduction Topic Paper (for next emerging local plan to 2040).

Precedents

Sutton Local Plan (adopted 2018) Policy 31

All proposed development must apply the Mayor's energy hierarchy in the following order:

1. being built to 'the highest standards of energy efficient design and layout',
2. supplying energy efficiently (low or zero-carbon heat networks and cooling networks),
3. using on-site renewable energy to achieve a reduction in total CO₂ emissions (regulated and unregulated) of 20% in major developments or 10% in minor developments.

Solihull Metropolitan Borough Council – Solihull Local Plan: Draft Submission Plan 2020

At a site level, development must apply the 'energy hierarchy' to reduce energy demand for heating, lighting and cooling and minimise carbon dioxide emissions as follows:

- All new dwellings to achieve 30% reduction in energy demand/carbon reduction improvement over and above the requirements of Building Regulations Part L (2013) at the time of commencement up to March 2025.
- From April 2025 for all new dwellings to be net zero carbon.
- Minor non-residential development will conform to at least BREEAM Very Good and major non-residential development will conform to at least BREEAM Excellent.
- Provide at least 15% of energy from renewable and/or low carbon sources for all major housing developments and non-residential developments of 1000sqm or more

Oxford City Council – Local Plan 2036 ADOPTED ([link](#))

Policy RE1: Sustainable design and construction

Planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:

- Maximising energy efficiency and the use of low carbon energy.
- Energy Statements: An Energy Statement will be submitted to demonstrate compliance with this policy for new-build residential developments (other than householder applications) and new-build non-residential schemes over 1,000 m². The Energy Statement will include details as to how the policy will be complied with and monitored
- Carbon reduction in new-build residential developments (other than householder applications): Planning permission will only be granted for development proposals for new build residential dwelling houses or 1,000 m² or more of C2 (including student accommodation), C4 HMO or Sui Generis HMO floorspace which achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. *[This increases to a 50% reduction from 2026, and zero carbon from 2030.]*
- *[The same reductions are also required in non-residential proposals of 1,000m² or more, but without the rise to zero carbon from 2030.]*
- This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures.

Precedents cont'd

London Plan 2021 (adopted) ([link](#))

1. Policy SI 2: Minimising Greenhouse Gas Emissions. All developments should be net zero carbon, minimising both energy use and carbon emissions using the following hierarchy: be lean, be clean, be green, be seen.
 - o Within this, a minimum of 35% reductions in carbon emissions on-site must be achieved, from a baseline of Building Regulations 2013. This must include a **10% reduction achieved through energy efficiency measures** (in homes) or 15% in non-residential developments.

Milton Keynes Local Plan 2019 (adopted) ([link](#))

- All proposals of 11+ dwellings or non-residential space over 1,000m² must apply the energy hierarchy to achieve:
 - 3.1. a ≥19% reduction on Building Regulations 2013 carbon emissions,
 - 3.2. and also a **further ≥20% reduction through renewables (onsite or a local network)**,
 - 3.3. The developer must then pay to offset remaining carbon emissions (regulated and unregulated – see 'carbon offsets' section further on in this brief).

Bristol City Council - Bristol Local Plan Review 2019 ([Link](#))

Development will be expected to achieve:

2. A minimum 10% reduction in regulated CO₂ emissions through energy efficiency measures; and
3. A minimum 35% reduction in regulated CO₂ emissions through a combination of energy efficiency measures and on-site renewable energy generation.
4. After applying on site measures, development is expected to achieve a 100% reduction in its remaining regulated and unregulated emissions through the use of carbon offsetting as set out below.

South Cambridgeshire District Council – Adopted Local Plan 2018 ([link](#))

Policy CC/3: Renewable and Low Carbon Energy in new developments

1. Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.

2. Minimising the energy performance gap, and verifying performance

The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.

The energy efficiency of buildings has a significant part to play in achieving the Council’s net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.

As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC2 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.

To provide clarity, consistency and confidence in the way energy efficiency measures and resulting carbon reductions are incorporated and calculated in developments, developers are required to use a certified building performance standard.

To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government’s response to the Future Homes Standard consultation. The use of these metrics will ensure consistency and clarity in the way data is collated and set out.

The UK government’s future buildings strategy proposes updates to the statutory approved document Part L1A to deliver homes which emit 75-80% less CO2 in operation than the equivalent home assessed under the current 2013 Part L regulations. As an interim step within this process, an updated approved document Part L is scheduled for release in June 2022, alongside an updated calculation methodology: Standard Assessment Procedure (SAP) 10.2.

New residential developments are currently required to demonstrate compliance with Part L 2013 using SAP 2012. This is a statutory requirement. Some councils, such as the Greater London Authority, have included within their local plan additional policy requirements for homes to be assessed and achieve defined emission reductions using the SAP 10.1 methodology.

About the energy performance gap

The energy performance gap is the difference between the predictions for a designed building’s energy use, and the amount of energy it actually uses in operation. This gap arises from a combination of three factors:

1. [Poor methods used to predict the energy use of a building](#) (including poor calculations, incorrect assumptions, and exclusion of ‘unregulated’ energy loads)
2. [Errors in construction which lead to worse airtightness or thermal envelope](#)

3. [Errors in system operation, and user behaviour different to assumptions](#) (for example, residents turning up space heating while opening windows to dry laundry or not using heat system as intended, or spending more time in the building than anticipated, or retail tenants leaving bright lighting on overnight).

Unfortunately, the calculation methods used in Building Regulations Part L (SAP and SBEM) are [very poor](#) predictors of the actual energy use of a building. SAP and SBEM [are compliance tools](#), not really tools to predict energy and carbon performance (even though they purport to be). This is not only due to out-of-date carbon factors used for different energy sources, but the entire methodology. This is a key reason for point (1).

For this reason, recalculating SAP on completion¹⁷ will not confirm that the building *performs to the same metrics as in the SAP output* (kWh/m² and CO₂/m²), only that it is *built* as designed in terms of installed specification of insulation, heating system and renewable energy generation. The nation-wide lack of post-occupation energy monitoring means that both developers and planning/building control enforcers are often unaware of the scale of difference between SAP outputs and actual performance.

Point (2) above relates to how imperfections in the construction process can lead to worse energy performance than predicted, even if an accurate energy prediction methodology were used. For example, a building may leak a lot of heat if insulation is incorrectly installed, or if a hatch to a cold loft is put in the wrong place and has to be moved, resulting in unexpected holes in the air tightness membrane. Another risk is that lower-spec products may be used or poor substitutions made in the building – whether for cost-cutting reasons, supply difficulties, or [simply because](#) the right person was not available on site at the right time to make the decision within a set deadline.

Methods to minimise energy performance gap

There are energy modelling methods that offer much more accurate predictions than SAP/SBEM – for example, the Passivhaus Planning Package and the CIBSE TM54 method. However, local planning may not be legally empowered to require conformance with standards set in relation to these alternative calculation methods¹⁸. The Local Plan may be able to **require reporting of energy use predictions using these methods** (subject to viability linked to the cost of the modelling itself), but it is questionable whether it would be legal to require new developments to *achieve* a certain metric using them (see [UKGBC Policy Playbook for new homes, 2021](#)).

There are also several quality assurance processes that can be applied during construction to avoid the unnecessary errors that can cause the building to perform worse than expected. Examples include:

- [BEPIT](#) (Building Energy Performance Improvement Toolkit) – a set of checks during construction that identify and remedy defects in the construction at every stage up to completion
- Passivhaus – in addition to using a much more accurate building energy modelling method, a certified Passivhaus building project undergoes a series of stages during design and construction which improve the quality of the building (in addition to post-completion testing of air tightness etc.)
- NEF/GHA [Assured Performance Process](#)[™] – the APP maps to the five stages of the RIBA Plan of Work (inception through to verification) and involves expert impartial review by accredited assessor.
- Soft Landings – recommended by the UKGBC (as above) but discounted by some local planning authorities as an acceptable ‘quality assurance’ method (see precedent of Milton Keynes, below).

¹⁷ As-built SAP calculations have been used by several local authorities to determine the final amount of offset payments the developer must provide, but it does not verify performance or change the energy performance gap. Relying only on SAP will always mean the developer offsets far less carbon than the building will actually emit – although it does simplify the offset decision-making and data gathering process for both LPA and developer, given that as-built SAP calculations must be submitted to building control anyway.

¹⁸ The Planning and Energy Act 2008 paragraph 1 gives the local plan the power to impose “reasonable requirements” for new developments to: (a+b): supply a portion of their energy from renewable or low-carbon sources, and (c) have ‘energy efficiency standards’ that exceed national building regulations. However, the Act defines ‘energy efficiency standards’ as ones that are ‘set out or referred to in regulations made by the [Secretary of State]’ or ‘set out or endorsed in national policies or guidance issued by the [Secretary of State]’. This is also repeated in National Planning Policy Framework paragraph 154. The only ‘energy efficiency standard’ currently set out or endorsed in this way is SAP/SBEM.

There may be other suitable quality assurance processes. These **must** be based on quality of energy performance, not just generic building quality. Warwick DC would need to decide whether these are acceptable based on their individual merits and evidence that they do actually reduce the performance gap (verified by track record of previous projects’ post-completion testing or post-occupation energy monitoring).

The Local Plan **could require the use of these processes, subject to viability** (again relating to the cost of appointing qualified professionals to undertake these processes). **Evidence** of this could be submitted as follows:

- **Modelling methods:** evidence to be submitted within Energy Statement along with planning application, and recalculation of this if any relevant details are changed at reserved matters / amendments
- **Quality assured construction:** evidence to be submitted along with whatever other documentation is required to gain sign-off on completion from building control and discharge of planning conditions from the Local Planning Authority.
- The UKGBC (as above) recommends requiring that “a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions”.

We must note that, where local plans require offsetting to ‘net zero’ we have not found any examples that use a non-SAP / non-SBEM method to calculate the *regulated* portion of the carbon emissions that must be offset (although several local plans also require offsetting of the *unregulated* portion using a different method – see [offsetting section](#) below).

Verifying energy performance post-completion

Post Completion certificates can be issued once Planning Conditions are discharged.

Local Authorities can condition to ensure that buildings are performing as anticipated after occupation; however, this would require engagement with the main contractor outside of their practical completion contract. Most precedents demonstrate this being delivered through an Area Action Plan and site-specific allocations.

There is debate about whether it is reasonable to hold developers accountable for carbon impacts of unregulated energy use which would be untested by design methods such as SAP and largely out of their influence in terms of: unconfirmed occupant fit-out design standards, operational hours, occupancy, third party handover delivery and ongoing post-occupancy support.

The following testing requirements are recommended prior to completion. Guiding costs are provided below as a guide for further viability analysis¹⁹:

- Air tightness testing ~£1000 per property
- Thermographic testing²⁰ ~£400 per property
- U Value testing ~£400 for a dwelling (3 weeks per property)²¹

Post-occupancy evaluation testing requirement may be used on developments which are scalable e.g. developments >c.50 dwellings, the economy of scale would reduce the cost burden where sample testing would suffice.

- Post-occupancy evaluation ~£5000²²

Precedents – Verifying Energy Performance

UK Green Building Council, [New Homes Policy Playbook](#) (Jan 2019) .p29

“It is recommended that local authorities require developers to demonstrate that they will act to close the performance gap. This may be done through:

Demonstration that the principles of Soft Landings will be followed, and a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions.”

Mayor of London [‘Be Seen’ energy monitoring guidance](#) (April 2020)

“CIBSE TM54 analysis, which recommends using a tailored Part L model for the estimates of regulated and unregulated loads, should be undertaken and its findings should be reported in the ‘be seen’ spreadsheet. The CIBSE TM54 findings should therefore also be used to represent the regulated and unregulated energy requirements for non-residential uses.”

¹⁹ Communities and Local Government (2008), Performance Testing of Buildings BD 2535
²⁰ Thermographic surveys can only be completed during the heating season. Where building completion occurs outside of the heating season, the applicant must submit a signed commitment to perform testing at the earliest opportunity and perform remedial measures where defects are detected at own cost. Homeowners must be fully informed of this situation.

²¹ Accredited construction details are to be checked through thermographic testing performed according to BS EN 13187: 1999 Thermal performance of buildings. Qualitative detection of thermal irregularities in building envelopes. Infrared method. Identified locations with deviations from expected performance are further investigated through a borescope survey and remedial works performed if practical.
²² https://www.pollardthomasedwards.co.uk/download/PTepost-occupancy_evaluation2015_LR.pdf

Precedents – Energy Performance Gap Policies

Milton Keynes [Local Plan 2019](#), Policy SC1 includes that:

- All proposals of 11+ dwellings or non-residential space over 1,000m² must “implement a recognised quality regime, which assures that ‘as built’ performance (energy use, carbon emissions, indoor air quality, and overheating) matches the calculated design performance”.
 - The [Draft Sustainable Construction SPD](#) explains that a ‘recognised quality regime’ must include (1) an appropriate metering and monitoring strategy, (2) modelling of different scenarios at design stage and issuing a performance target (which should ideally include Dynamic Simulation Modelling and must include unregulated assets and their heat gains), (3) a post-occupancy evaluation that includes a performance gap metric, and (4) suitable reporting on metrics for energy use, carbon emissions, indoor air quality and overheating risk.
 - The draft SPD (annex F) also notes that one suitable regime is BREEAM for new construction, and that several others have been ruled out (BREEAM in-use, QUANTUM, LEED, NABERS, Design for Performance, Soft Landings, Home Quality Mark, and EPCs).
- The above specified requirement for the ‘quality regime’ means that the developer must also test the ‘as-built’ performance and submit data to the council. A report is then submitted to both occupiers and to Milton Keynes Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as specific actions that have or will be taken to reduce the gap., Ongoing energy use and carbon monitoring is submitted to the building control department for the first 5 years of occupation. The draft SPD notes that in this case, ‘as-built’ means ‘actual post-occupancy performance’.
- This is in addition to a ≥19% reduction on Building Regulations 2013 carbon emissions, and a **further** ≥20% reduction through renewables (onsite or a local network). Developers must then pay to offset remaining emissions.

Solihull Draft [Local Plan 2021](#) (emerging – currently with inspector) Policy P9 requires that:

- All major developments must “implement a recognised quality regime that ensures the ‘as built’ performance (energy use, carbon emissions, indoor air quality, and overheating risk) matches the calculated design performance of dwellings as specified above [a 30% reduction on Part L 2013 commencing from now, and net zero carbon for all new development commencing from April 2025]”

Recommended policy wording for energy performance gap (New policy):

To ensure the performance gap between design and construction is minimised, applicants will be required to perform SAP calculations at the following points of the design:

1. Pre-planning, using design values
 - i. On submission of application
 - ii. Updated calculations as a result of changes negotiated through the assessment of the planning application
 - iii. Updated calculations resulting from any amendments that could affect energy performance, (including amendments that are otherwise considered ‘nonmaterial’ or ‘minor material’)
2. Post-construction, using figures from the building as constructed, incorporating all of the following.
 - i. Any specification changes to design values made to any SAP regulated building element during construction (including if the change is otherwise considered to be a nonmaterial or minor amendment)
 - ii. The measured air-permeability, tested in accordance with the procedures set out in CIBSE TM23, and reported as statutory compliance in Section 7 Part L.
 - iii. Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys
 - iv. Commissioning logbooks provided to demonstrate that ventilation and heating systems are operating as intended.

Applicants are required to correct significant deviations from design specification where practical. Where deviations are demonstrated to be impractical to correct, and which don’t lead to significant building performance issues, the applicant must calculate the additional carbon emissions of the deviation using the SAP 10.2 methodology. For additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.

Further, applicants are required to produce a home user guide in accordance with the updated approved document L template.

Proposed additional supporting text:

To demonstrate compliance with the policy NZC2(A), calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L. This calculation should be provided as part of any reserved matters application, full application, Section 73 application or section 96a (non-material amendment) application, to evidence the passive and energy efficient design for building performance.

3. Carbon offsets as a solution to ‘net zero’ in local plans

Carbon offset payments from developers were [pioneered](#) by Milton Keynes in 2008 and later adopted by Ashford and Islington, then across London, and now also Reading. These funds are meant to deliver actions that will prevent or remove the same amount of carbon that the development is calculated to emit over a certain number of years. Several key differences arise in how this kind of policy is applied:

- **Calculation and scope**
- **Pricing**
- **Collection and spending.**

Calculation and scope

Key differences here are:

- Whether to offset only **regulated** carbon emissions as calculated by SAP or SBEM (national calculation methods), or **also unregulated** emissions (and if so, how these should be calculated)
- **Number of years** of carbon emissions that the developer should pay for.
- **When the calculation should be performed** – i.e. at the time of planning application, or on completion or post-occupation to ensure the offset amount reflects reality

In the London Plan 2021, only regulated emissions must be offset (as calculated by SAP/SBEM). Some local authorities in London and elsewhere choose to also require offsets for unregulated emissions.

Pricing

- Either tied to a **nationally recognised ‘carbon price’** such as the [BEIS carbon valuation](#),
- Or the **cost of delivering local projects** that would remove or prevent the same amount of carbon.

The recommended London offset price is supported by a [2017 study](#) by AECOM. This explored the range of costs to enact projects that would save carbon, minus the amount of ‘copayment’ that can be secured (e.g. if homeowners pay part of the cost towards insulating their home, and the fund pays the rest). It concluded:

“Given the wide variability in the costs and carbon savings for potential carbon offsetting projects combined with the uncertainty in the percentage copayments that could be secured, it would be difficult to assemble sufficient evidence ... to analytically derive a robust [London-wide] carbon price based on the cost of offsetting projects. As such, the approach adopted in this study is to ... base [offset] prices ... on a **nationally recognised carbon pricing mechanism**”.

The study then identifies a **range of projects that could deliver carbon savings at the same cost per tonne** that would be set by the nationally recognised carbon price. Many of these projects would actually deliver carbon savings at a lower cost per tonne. This would enable some other projects to be pursued at a higher cost per tonne so that the **fund delivers carbon savings at an average cost per tonne that is the same as the payment per tonne** that would be received from developers at the nationally recognised price.

The study notes that offsetting must be considered in viability studies, and could be varied by the location in the same way that CIL zones differ. The London Plan 2021 lets boroughs to set their own price, noting that “a nationally recognised non-traded price of £95/tonne has been tested as part of the viability assessment for the London Plan”. [2018 Mayoral guidance](#) notes some LPAs have based their price on the average cost of local projects to save carbon, e.g. Lewisham (£104/tonne), which is re-tested in a local viability assessment. We note that it is important not to ‘double count’ the viability impact of net zero carbon policy, in that the assessment should consider the cost of achieving a

degree of carbon reductions on-site as a result of reasonable improvements to the building, and then only apply the cost of offsetting the *remaining* carbon.

Precedent: London Plan 2021 (adopted) ([link](#)):

Policy SI2 allows offset payments to partially meet the net zero carbon requirement. It applies to:

- **Major development** only
- Any **regulated** residual emissions over a period of 30 years, after enough upgrades have been designed-in to result in at least a 35% on-site reduction in the regulated emissions (using SAP/SBEM calculation).

There is no London-wide requirement to offset **unregulated** emissions, but major developments must still “calculate and minimise” these.

At least one London Borough (Islington) does additionally require an offset for unregulated emissions (as of a [2016 review](#) of practices across London).

The same NEF review found that most London local planning authorities (LPAs) require that the carbon is **calculated at the time of the planning application**. However, several of these LPAs then **update the calculation later**:

- **Recalculation at detailed design stage or discharge of planning conditions** (Croydon, Hackney, Islington, Hillingdon, Kingston)
- **Recalculation at ‘as built’ stage, on completion** (Brent, Enfield, City).

The London Plan Policy SI2 requires that each borough must maintain its own fund to hold and use these offset payments. This must be

- Ring-fenced for carbon reducing actions, and
- Its activities monitored and reported on annually.

Mayoral guidance ([2018](#)) requires that the **local carbon offset price** per tonne is based on

- either a nationally recognised carbon pricing mechanism (starting at £60/ton as the nationally recognised non-traded price, although the Plan 2021 raises this to £95/tonne)
- or the cost of offsetting carbon emissions across the local planning authority area.

Milton Keynes

A [2016 review](#) of offsetting practices noted that both Ashford and Milton Keynes originally established their local carbon price in 2008 using an estimate of typical costs of making carbon savings elsewhere in their respective districts. This was set at £200/tonne in 2008, plus inflation.

Milton Keynes [draft Sustainable Construction SPD \(2020\)](#) explains that the **offset must cover total energy use: both regulated emissions (calculated by SAP in homes or SBEM in non-domestic buildings) and unregulated emissions (calculated by BREDEM for homes; in nondomestic buildings this can be calculated using CIBSE Guide F, CIBSE TM54, or metered evidence from previous work).**

This draft SPD notes that the price remains at **£200/tonne plus ‘indexation fluctuations’** which will be decided at the time of calculation. The **developer must only offset 1 year of emissions**, but the SPD notes that they may apply an annual multiplier in future iterations of the local plan.

Collection and spending of carbon offsets

London mayoral guidance (2018) notes that offset payments should be collected via Section 106 agreements in the usual way and by the same team, and that:

“LPAs generally choose to take **payment on commencement of construction** on site. Some choose to **split the payment**, with 50 per cent paid post-construction and **50 per cent prior to occupation**. This is up to the LPA to determine. However, taking payment later than commencement of works can mean a high degree of uncertainty as to when funding will be received and is unlikely to enable carbon savings from the offset fund to be delivered before the development is occupied, creating a delay in offsetting a development’s carbon impact. LPAs should also **note the time limits that apply to discharging Section 106 agreements and ensure funds are collected and spent in this time period.**”

One potential pitfall is that carbon offset payments received via S106 agreements have sometimes had to be returned after not being spent in the allotted timescale. National Planning Practice Guidance notes that:

“[Section 106] agreements should normally include clauses stating when and how the funds will be used by and allow for their return, after an agreed period of time, where they are not.”

This can be avoided. London’s 2019 annual survey of the use of offset funds notes that in that financial year, “No LPAs reported returning offset payments to developers” and also that “The GLA would not expect offset payments to be returned in any instance and expects LPAs to be collecting offset payments for all applicable developments and identifying suitable projects for spending funds.”

The Centre for Sustainable Energy [notes that](#) developers can ask for a refund of carbon offset payments that are unspent within 5 years. To avoid this, it recommends setting up:

“defined structures and processes to stimulate new markets and opportunities for carbon saving measures ... [Creating] an open application process to stimulate and attract carbon saving projects from council departments, the market and community that would be unviable without subsidy, for example community energy projects or insulation schemes. Applications should be proportionate to the scale of the funding provided, the emissions to be saved and the risk profile of projects. Programmes of standardised measures, low unit cost, low risk and lower variability of carbon savings (such as the many domestic insulation programmes, run by council housing departments) should be required to apply to the fund just once as a whole programme, with detailed implementation targets, specifications, predicted carbon savings and reporting processes and timetables. Once approved, it should be as simple as possible for residents, communities or businesses to access funding through these programmes.”

The 2018 London mayoral guidance encourages LPAs to pool Section 106 carbon offset payments rather than committing to spend them on specific projects. When the guidance was written, local planning authorities were only permitted to pool up to five S106 payments towards the same project, but this restriction was [removed](#) in 2019 and this can now be pooled with CIL payments too. Councils using either CIL or S106 must publish an infrastructure funding statement annually. When setting the carbon price, the LPA should factor in a cost to administer the fund and set up a pipeline of projects to be funded.

Recommended policy wording for offsetting policy: NZC(2)(D): Carbon Offsetting

- “Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:
 - 1) a cash in lieu contribution to the District Council’s carbon offsetting fund and/or
 - 2) at the Council’s discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be local, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government’s Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.
- Contributions to an offsetting scheme shall be secured through Section 106 Agreements.
- The amount of carbon to be offset will be according to the SAP or SBEM carbon emissions submitted in the energy statement as per policy NZC(1), plus a calculation for unregulated energy using BREDEM. This must then be multiplied to reflect emissions over a period of 30 years from completion. Where “zero-carbon ready” technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual [Treasury Green Book BEIS projections](#) of grid carbon intensity or future national equivalent).
- The initial carbon offset amount will be calculated at the time of submission. It must then be recalculated at completion, and an adjusted payment made if necessary.
- The payment will initially be priced at £245/annual tCO₂ but may rise annually in line with nationally recognised carbon prices. Funds raised through this means will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund’s performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO₂ saved.

In supporting text, add the following (in addition to existing text and further suggestions by EHEL):

- The carbon offset price of £245/tonne is the central figure for 2021 from the [nationally recognised non-traded valuation of carbon](#), released annually as part of the Treasury Green Book data by BEIS. This is the same approach precedentated in other local plan carbon offset schemes. Although the price for 2021 is higher than previous national prices adopted in by other local plans, the offset payment will nevertheless be small after the on-site reductions have been achieved and grid decarbonisation reductions are applied.
- Some carbon-saving interventions are more expensive while others will be cheaper, so the actual cost per tonne of carbon saved will vary between different projects. The council’s S106-based offset fund will support a portfolio of projects that delivers measurable carbon savings at an average cost per tonne equal to that paid per tonne by developers. This approach is precedentated in other planning areas such as London. This average cost of carbon savings delivered by the fund will consider the cost of fund administration, project identification and setup, and insurance against failure/reversal of delivered projects). Projects are yet to be formalised by Warwick District Council, but will deliver carbon-saving interventions that would otherwise not be deliverable with other available funds. Projects could include but are not limited to: renewable energy generation; energy retrofitting in existing buildings; large-scale tree planting. Projects will be delivered within Warwick District wherever possible but could include cross-border initiatives where there is a benefit to doing so (e.g. deliverability; economies of scale; social benefits) so long as the carbon savings can still be ascribed to Warwick District (for example, if there were an opportunity for a renewable energy generation facility that directly supplies premises in Warwick).

Precedent: Other 'net zero carbon' local plan offset requirements

Reading [Local Plan 2019](#), Policy H5 (Standards for New Housing) includes that:

- Major residential development must be zero carbon unless it can be clearly demonstrated that this would render the development unviable.
- Non-major residential development must achieve a 19% reduction on the carbon emissions set by Part L 2013 and calculated by SAP.
- Supporting text to the policy notes that in general, 'zero carbon' will involve a 35% onsite reduction in carbon against the Building Regulations 2013 (SAP calculations), and the rest offset at £60/tonne x 30 years via Section 106. Non-major development can also fulfil the 19% reduction through an offset contribution if it cannot be done on site.
- The [accompanying SPD](#) notes that this carbon price is set because it is the nationally recognised carbon price (and refers to the London and AECOM studies as above). It gives the example of a recent 68m² mid-floor flat complying with the 35% onsite reduction and offsetting the rest, resulting in an offset payment of only £1280.91. It also notes that the price of carbon may be adjusted in future to account for inflation or other changes.
- The SPD also explains that applicants should provide a projected SAP report and calculation of the required offset payment at the time of planning submission (along with the Energy Statement and Sustainability Statement). The purpose of this is to "provide confidence to the LPA that the requirements of the Local Plan have been considered and can be met".
- A condition will then be applied requiring submission of the final SAP report (demonstrating policy compliance) after completion of development, and no later than 6 months after first occupation. This final SAP report is what determines the offset payment amount.

Sutton [Local Plan 2018](#) (adopted), Policy 31 (Carbon and Energy)

2. Sutton applies the London Plan requirement for a 35% reduction in on-site carbon emissions (calculated with SAP against a baseline of Part L 2013) before requiring offsets for the remaining emissions of £60/tonne over a 30-year period.
3. This matches the nationally recognised carbon price recommended by the London/AECOM study mentioned above.
4. The offsetting requirement only applies to homes, while non-residential developments only have to achieve the 35% on-site reduction.
5. [As an alternative to the S106 offset payment, the developer can instead offer a 'unilateral undertaking' \(usually an additional, non-negotiated payment that does not come with a mutual obligation for the council to deliver anything in particular unlike S106 payments\)](#)
6. Planning applications must come with an Energy Statement laying out how the development will comply with the requirement to apply the energy hierarchy and achieve this minimum 35% reduction (SAP calculation 'as designed', not 'as built').
7. The 'as designed' SAP calculation contained in this Energy Statement forms the basis for the calculation of the offset payment.

4. Embodied carbon (EC) – a potential new policy for Warwick ZC DPD

This topic was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emissions.

Building Regulations will reduce operational emissions from buildings towards zero, however as operational emissions reduce, the embodied carbon (EC) emissions can be as much as 50% of total emissions over a building's lifetime. Despite this, national policy does not currently require embodied carbon emissions to be measured. Most embodied carbon emissions occur near the start of a building project, so local authorities have an important role to play in filling the gap left by national policy by setting their own requirements.

New Residential Buildings

Residential buildings would be best targeted on the size of developments, rather than the size of individual dwellings. This would improve efficiency of EC reduction measures, targeting the larger developments. It would also currently be cost prohibitive for one-off and small developments to undertake embodied carbon assessments.

Smaller developments could however be required to reduce EC, through targeting and cost-effective EC reduction measures, such as lower carbon concrete, increased use of natural materials, timber frame, eco-paints, higher recycled content carpets, timber flooring...etc. This approach would be most effective with clear and concise guidance, written for a public audience, outlining a series of simple and cost-effective embodied carbon reduction measures that they could implement.

New Non-Domestic Buildings

For new non-domestic buildings, consideration should be given to setting a threshold on size, such as m² floor area, or construction value, £, to require EC measurement. Larger developments are increasingly completing building life cycle assessments for the building rating system *BREEAM* credits. These developments should also be required to reduce EC.

New Infrastructure

When implemented correctly, EC can also reduce costs of infrastructure. This should also consider operational carbon, known as whole life carbon. It was concluded that “reducing carbon reduces costs” in the Infrastructure Carbon Review 2013, published by HM Treasury.

An isolated carbon assessment cannot be expected to achieve this. Instead, carbon reduction needs to be embedded within an infrastructure project and organisation, such as compliance with the standard PAS 2080, Carbon Management in Infrastructure.

Conclusion and reasons for recommendation

It is recommended to consider a policy for embodied carbon reduction and embodied carbon measurement.

This should be based upon a threshold of above a specified floor area, m², and / or construction spend, £.

Thresholds should be considered in local context to capture schemes and applicants who would have most opportunity to take advantage of alternative materials use e.g. large-scale developers and strategic commercial developments. Requirements on embodied carbon reduction, could be increased on a future timeline. For example:

- This approach is recommended to target the larger developments, which have a good opportunity to reduce embodied carbon.
- The opportunity to reduce embodied carbon needs to be taken at the start of the project prior to construction. Once the building is complete, it is no longer possible to reduce embodied carbon of the construction.

Other options considered and reasons rejected

Embodied carbon assessment for all buildings was considered, but judged unfeasible for small, one-off residential buildings and refurbishments. However, those could be targeted by requiring effort to reduce embodied carbon. Particularly if presented with clear guidance on targeted and cost-effective embodied carbon reduction measures.

Recommended policy wording for new policy on embodied carbon: NZC(3)

Development should address the type, life cycle and source of materials to be used at application.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used prior to construction.

Proposed additional supporting text:

New development should demonstrate through its Sustainability Statement how the embodied carbon of materials used on the development will be reduced.

The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and disposal. Use of environmental assessment methods such as BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable such a statement.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used.

N.B ‘Super-major’ development in the context of this DPD refers to >50 homes or 1000sqm.

n.b. The threshold ‘super-major’ has been amended from precedents to reflect the relative size of larger scale development applications likely to be received in Warwick.

Precedent: Other ‘embodied carbon’ initiatives

Royal Institute of British Architects (RIBA) 2030 climate challenge, which sets ambitious EC reduction targets for 2025 and 2030.

Residential RIBA challenge targets, compared with 2020:

- 2025 = 25% lower EC.
- 2030 = 50% lower EC.

Non-domestic RIBA challenge targets, compared with 2020:

- 2025 = 19% lower EC.
- 2030 = 37.5% lower EC.

These targets are designed as a challenge, but could be implemented more gradually on a timeline.

Scotland is currently developing a Net Zero Carbon method for Public Sector buildings, as a voluntary initiative.

Netherlands has required all residential and office buildings over 100m² to have a building Life Cycle Assessment (LCA) since 2013. Although a larger threshold is recommended, to target larger developments which can accommodate the resource.

Bristol draft Local Plan 2019 policy CCS4 details requirements for new developments to demonstrate consideration in the Sustainability Statement with super-major developments including a whole-life assessment. **Super Major developments are 100 residential units and above, and 10,000sq m of commercial floorspace and above** in the [Pre Application Advice for planning and related applications](#) document.

Greater London Authority – The London Plan: Intend to Publish 2019

Policy SI 2 Minimising greenhouse gas emissions

F. Development proposals referable to the mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

Greater Manchester Combined Authority – GM Plan for Homes, Jobs and the Environment 2019

Policy GM-S 2 Carbon and Energy

e. Include a carbon assessment to demonstrate how the design and layout of the development sought to maximize reductions in whole life CO2 equivalent carbon emissions.

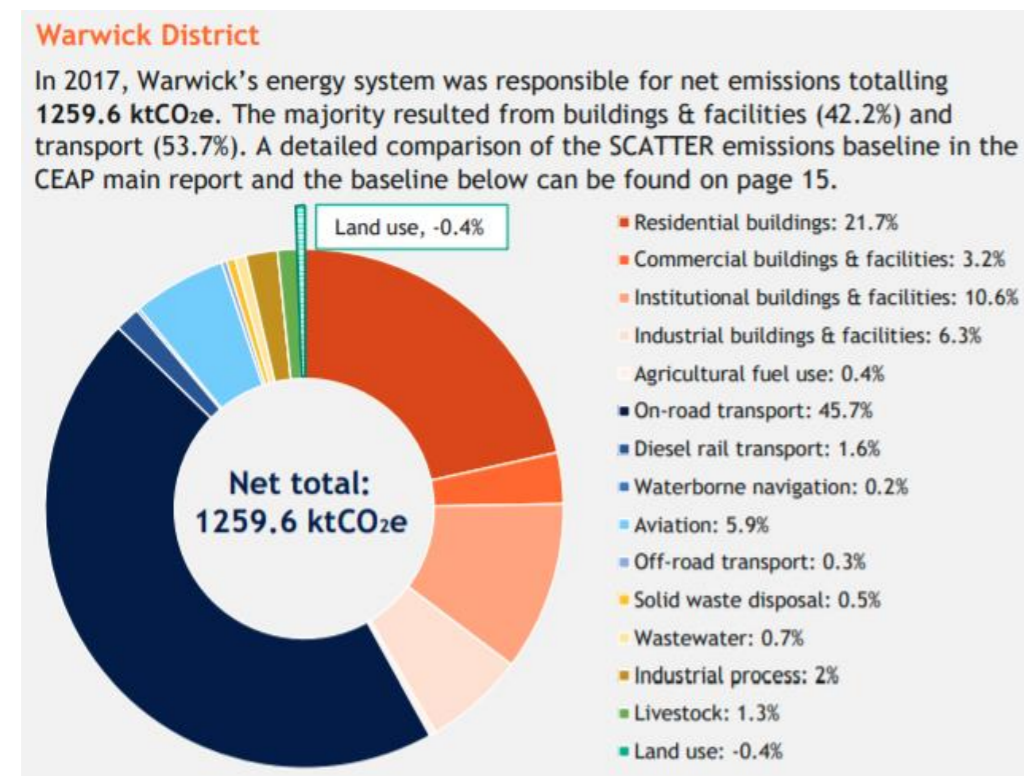
5. Existing buildings – a potential new policy for Warwick ZC DPD

This policy was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emission.

While the Development Plan Documents does not have a great deal of ability to influence carbon reduction in existing buildings, conservation policies should be reviewed for compatibility with the zero-carbon agenda. The documents' influence over existing emissions is more limited, or indirect. The biggest impact the development plan document can have on existing emissions is facilitating new renewable energy generation – as this will help to bring down emissions in all sectors where electricity is used.

The future for existing buildings

South Warwickshire Climate Action Support (2021) calculated that existing residential and commercial buildings currently account for 24.9% of GHG emissions in Warwick District.



SCATTER emissions inventory for Warwick District, 2017. From: Warwick & Stratford District Councils South Warwickshire Climate Action Support (2021), Anthesis

Carbon Budget Reports present recommended climate change commitments for UK local authority areas that are aligned with the commitments in the United Nations Paris Agreement, informed by the latest science on climate change and defined by science based carbon budget setting.²³ If we allocate existing buildings a share of Warwick's

carbon budget²⁴, they would consume their budget within 5 years. It is clear, therefore, that tackling carbon emissions from existing buildings is of paramount and urgent importance.

There are 58,700 homes in Warwick, to stay within their carbon budget gas boilers would need to be removed in the 2020s peaking at around 14,000 replacements per year – any slower pace could not stay within carbon budgets.

The Committee on Climate Change concluded that at least 90% of existing buildings should have energy efficient retrofits for the UK to meet its zero carbon targets.

Buildings in Warwick

Existing buildings in Warwick should be made zero carbon where possible. This must be achieved through:

1. Energy efficient retrofits for the majority of buildings;
2. replacement of fossil fuel heating with low carbon heating sources;
3. zero carbon electricity (through either on-site renewables or through off-site renewables).

Policy should be reviewed in a pragmatic manner with regards to listed buildings and conservation areas. The question of whether their heritage asset value truly warrants 'absolute' preservation will need consideration. For example, by the addition of solar panels or upgrading of windows. Consideration could also be given to whether some buildings can be re-purposed to house functions more suitable to their energy profile.

Barriers to retrofit

It will not be possible to retrofit existing buildings to the same levels of fabric efficiency and so it has to be accepted that these buildings will take a disproportionate share of carbon budgets. Many will require a larger upfront cost per floor area of the building than new build as rely on installation of onsite energy generation.

Disruption to existing building occupants needs to be managed effectively. Costs for relocation vs elemental phasing should be considered as well as offsite manufacturing.

A significant barrier to adoption of high-performance design and construction in the UK is the current industry skills gap in delivering ultra-low energy buildings. While design professionals may lack proficiency in design strategies and terminology, construction professionals and Building Control bodies may not fully understand their practical application.²⁵

²³ <https://carbonbudget.manchester.ac.uk/>

²⁴ <https://carbonbudget.manchester.ac.uk/reports/E07000222/>

²⁵ LETI Climate Emergency Design Guide, LETI, 2020

What the development plan document should do

The ability of the development plan document to influence the carbon emissions of existing buildings is limited. However, there are areas in which policy can impact existing buildings: listed buildings; buildings in conservation areas; buildings which are undergoing a “change-of-use”.

Policies as listed in the precedents here (Wokingham and Milton Keynes) help give planning officers and council members more certainty about how they should weigh up the climate and heritage impacts of proposals for changes to existing buildings that require planning permission. Such policies also help give more certainty to existing building owners that their proposals for change are more likely to be accepted if they put the effort into devising measures for energy efficiency and renewable energy, so long as these are designed with a suitable degree of sensitivity to the building and its context.

Mechanisms such as Supplementary Planning Guidance, supportive policies and Local Development Orders could be considered to facilitate emissions reductions from existing buildings by taking a permissive stance towards the addition of certain carbon-reducing interventions that building owners might otherwise consider would be opposed in the planning process. These can also lay out ways to implement such interventions in a way that can be acceptable in heritage terms, giving building owners ideas that they might not have otherwise known about, and improving the overall quality of proposals for change to existing buildings.

Recommended policy wording for existing buildings: NZC(4)

All developments should demonstrate a consideration for sustainable construction and alternatives to conventionally fuel gas boilers. This should be explored through a Low Zero Carbon assessment of low carbon options within the submitted application documents (e.g. the energy statement).

Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.

Proposed supporting text

Proposals for alterations and extensions to existing buildings should target an average heating energy demand of 40kWh/m². Detailed guidance for existing buildings is provided by LETI’s Climate Emergency Retrofit Guide.

²⁶ <https://www.leti.london/retrofit>

Notes on standards and thresholds:

The LETI Climate Emergency Retrofit Guide²⁶ provides retrofit fabric, system and energy use intensity targets for best practice and exemplar projects.

The Building Regulations Approved Document L 2010(2021 Edition) Part 1B and 2B for Domestic and Non-Domestic Buildings provides a threshold for major renovation: “A major renovation is when more than 25% of the surface area of the external building envelope is renovated.”²⁷

Precedent: Other ‘existing buildings’ requirements

Wokingham draft local plan update

Draft Climate Change Policy SS8 confirms the local plan will “support retrofitting existing buildings with measures to improve their energy efficiency and generate onsite renewable energy”.

Supporting text notes that “Proposals to sensitively refurbish or retrospectively improve the performance to reduce their energy use and improve comfort will be supported. Interventions to upgrade historic buildings should be undertaken sensitively in recognition of their heritage value.”

This is supported by policy DH7 (Energy) which includes that:

“Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits[*]. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are protected.”

*Please note: This first sentence is identical to **Milton Keynes adopted local plan 2019 Policy SC1** (point N), therefore is supported by that precedent.

Wokingham draft **Policy SS9, Adaptation to Climate Change** also provides that:

“Proposals involving both new and existing buildings should demonstrate how they have been designed to maximise resistance and resilience to climate change, for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc; ...”

²⁷ <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

Net-Zero Carbon Development Plan Document: Revised Viability Study



Prepared for
Warwick District Council

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1 Summary

- 1.1 On 27 June 2019, Warwick District Council declared a climate emergency, as a result of which the Council adopted a Climate Change Emergency Action Programme in February 2020, which included an objective of introducing planning policies aimed at tackling climate change. In response to this, the Council has prepared a Net-Zero Carbon Development Plan Document ('NZC DPD'), which will enable the District to be as close as possible to net carbon zero by 2030. The DPD defines 'carbon' as *"all greenhouse gases excluding water vapour... [which] will require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent"*. The DPD identifies a suite of policies designed to help the Council meet its objective of tackling climate change and achieving net-zero carbon development by 2030.
- 1.2 Our June 2021 report tested the ability of developments in Warwick District to accommodate the policies in the Regulation 18 consultation version of the NZC DPD, alongside plan policies in the adopted Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation). The Council undertook its Regulation 18 consultation between 26 July and 13 September 2021 and have reflected changes in the DPD as a result of feedback. This re-issued study addresses the points raised in the Regulation 18 consultation and the changes to the emerging DPD policies.
- 1.3 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.4 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and alongside the emerging requirements of the NZC DPD) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging climate change policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.5 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.6 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of emerging updated policies at a time when commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth published in March 2020 following the easing of the third lockdown in England point to growth in mainstream markets in the West Midlands. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.7 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging climate change policies. These analyses underline the need for flexible application of policy requirements, which is already

built into the emerging Plan.

Key findings

- 1.8 The key findings from our assessment of the Council's consultation policies and our recommendations are summarised as follows:
- In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies need to be applied with a degree of flexibility so that meaningful policy targets can be set.
 - In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision.
 - The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage.
 - Alternatively, the NZC DPD seeks to expand existing Policy DM2 ('Assessing Viability') to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
 - In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a de minimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.
 - Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term.
 - It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry.

2 Introduction

- 2.1 Warwick District Council ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging policies in the draft '*Net-Zero Carbon Development Plan Document (Consultation Draft)*' May 2021 ('NZC DPD') alongside adopted Local Plan policies and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the ability of developments in the District to absorb additional policy requirements relating to climate and ecological emergencies. Our June 2021 Report addressed the policies in the Regulation 18 version of the DPD and this re-issued report addresses both the responses to the consultation (see Appendix 10) and the revised policies in the Regulation 19 version of the DPD.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by historic applications recently approved by the Council. Our particular focus is on the ability of those development typologies to meet the Council's emerging climate change policies, alongside existing policy targets for affordable housing and accessibility. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. In some circumstances it may be necessary to apply policies flexibly where costs or other factors emerge that were not known at the plan making stage, in accordance with PPG paragraph 007.
- 2.3 The study will form part of the Council's evidence supporting the NZC DPD in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Warwick District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The typologies tested are informed by capacity on live applications and clearly the actual quantum of floorspace in future planning applications may differ, depending on site-specific circumstances.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The referendum on the UK's membership of the EU resulted in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

of the UK's June 2016 referendum, and the UK housing market surprised many following 2016.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index ("ERI") was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On the 19 March, the BoE again lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence of suppressing the virus within the United Kingdom, however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The United Kingdom has since produced a roadmap of the easing of restrictions that will lead to increased economic activity and the return to relative normality.
- 2.12 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate "*The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary*". The BoE stated in June 2020 that '*UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently*'. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that '*Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending*'.
- 2.13 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated the UK economy receded by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated '*Although recent vaccine approvals have raised hopes of a turnaround in the pandemic*

later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies’.

- 2.14 Despite the significant economic headwinds facing the U.K., the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax’s Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *“Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high.* Russell Galley goes on to state that *‘few could have predicted quite how well the housing market would ride out the impact of the pandemic’.*
- 2.15 Nationwide’s Chief Economist, Robert Gardener, commented the following in Nationwide’s December 2021 House Price Index Report *“Annual house price growth remained in double digits in December at 10.4%, making 2021 the strongest calendar year performance since 2006. Prices rose by 1% month-on-month, after taking account of seasonal effects. The price of a typical UK home is now at a record high of £254,822, up £23,902 over the year - the largest rise we’ve seen in a single year in cash terms. Prices are now 16% higher than before the pandemic struck in early 2020. Demand has remained strong in recent months, despite the end of the stamp duty holiday at the end of September”. Both Nationwide and Halifax indicate the house price growth should slow considerably resulting from increased inflationary pressures on everyday household budgets and interest rate rises. Halifax reported, ““Looking ahead, the prospect that interest rates may rise further this year to tackle rising inflation and increasing pressures on household budgets suggest house price growth will slow considerably. Our expectation is that house prices will maintain their current strong levels, but that growth relative to the last two years will be at a slower pace” (Halifax December 2021 House Price Index).*
- 2.16 Savills have stated within their January 2022 Residential Housing Update article that the housing market is performing above expectations *“With house price growth at 10.4%, 2021 was the strongest calendar year for price growth since before the Global Financial Crisis (GFC) in 2008. House prices rose by 1.0% in December alone, according to Nationwide, and annual house price growth has now exceeded 10% in seven of the last eight months”* Savills also forecast that they expect house prices to sustain momentum in the coming months but also noted that growth may also be curtailed in 2022 *“Rising interest rates present a longer term restraint on house price growth. The Bank of England’s base rate rise to 0.25% has been reflected by mortgage lenders, but will have little effect on the market. A further rise to 0.5% is expected in the middle of the year. This is particularly bad news for first time buyers, who also face rapidly rising rents and energy bills, limiting their ability to save for a deposit.*
- 2.17 Molior’s October 2021 Quarterly Analysis indicates that the housing market is performing well in light of the shortage of construction materials and labour that a number of developers are experiencing, *“Q3 2021 saw the strongest number of new homes sold in London during the last 12 months. And, unlike the growth seen in Q2, this was not just due to Build to Rent (BTR) activity. Sales agents and marketing suites across the wider market have many stories of success to tell. If BTR is removed from the numbers, 3,360 units sold to other market segments during Q3 2021. That is up 20% compared to Q2 and is the highest quarterly figure in the last 12 months....Having scaled a modest peak in time for the end of full stamp duty relief on 30 June 2021, build completions fell by 30% during Q3 and construction programmes are extended across the board. The reasons for this slump cover the full range of labour, plant and materials shortages, well covered in the media and build costs are expected to rise.” (Molior Quarterly Analysis October 2021).*
- 2.18 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate’s Q2 2017 Housing Market Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to*

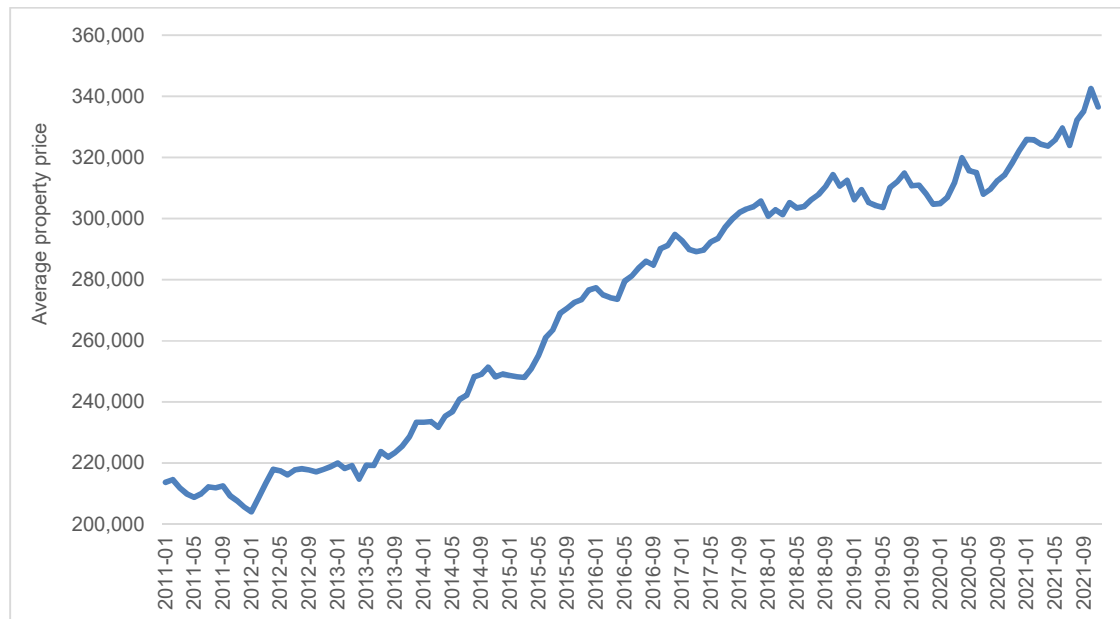
dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.” The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the UK Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount which increased activity in the sector until the stamp duty holiday ceased in September 2021.

- 2.19 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that that will help both first time buyers and current home owners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC and NatWest and from Virgin Money in May 2021.
- 2.20 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

Local Housing Market Context

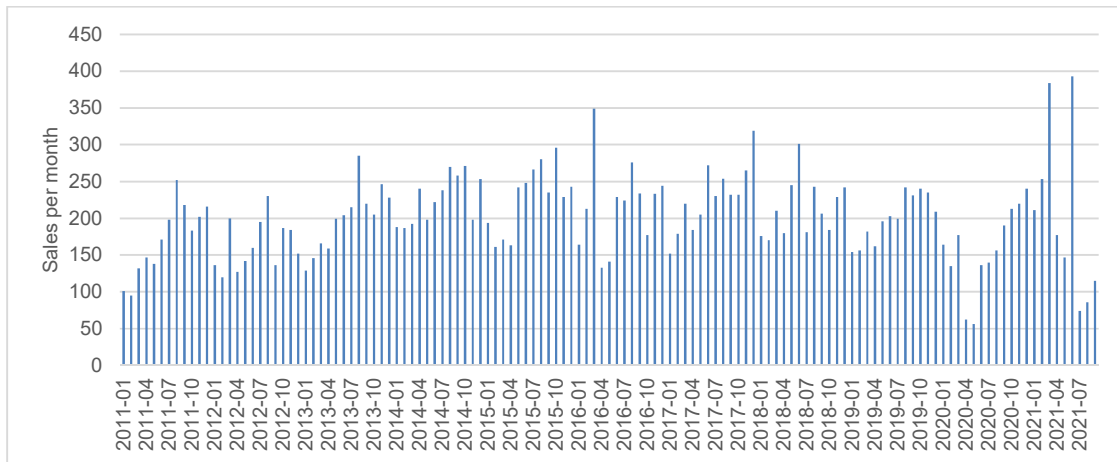
- 2.21 House prices in Warwick District have followed recent national trends, with values increasing between 2011 and 2018 and remaining broadly unchanged until 2020, as shown in Figure 2.21.1. Between January 2020 and November 2021, prices increased by 10.4%. Sales volumes fell below historic levels in the first half of 2020 but have since recovered (see Figure 2.22.2). By November 2021, sales values had increased by 58% in comparison to values in January 2012.

Figure 2.21.1: Average sales values in Warwick District



Source: Land Registry

Figure 2.21.2: Sales volumes in Warwick District (sales per month)



Source: Land Registry

- 2.22 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecast Winter 2021* indicates that values are expected to grow in the West Midlands by 4.0% in 2022, 5.5% in 2022, 3.5% in 2023, 3.0% in 2024, 2.5% in 2025 and 2.0% in 2026. This equates to cumulative growth of 15.9% between 2022 and 2026 inclusive. This is slightly higher than predicted cumulative growth for the UK as a whole of 13.1%.

Private rented sector market context

- 2.23 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.24 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.25 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.26 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, lower profit margins (typically 13-15% of GDV) and forward funding arrangements will reduce costs which partially offsets the reduction in market value to some degree.
- 2.27 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent

² Knight Frank 'Multihousing 2019: PRS Research 2019

product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.28 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.29 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.30 Paragraph 57 of the NPPF suggests 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. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.31 In Warwick and Leamington Spa, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 2.32 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group³ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value⁴, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.33 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system⁶ i.e. the use of ‘pooled’ S106 obligations, was

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.34 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.35 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.36 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.38 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.39 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.40 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: [25-022-20190901](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.41 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011

amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.42 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.43 As a result, the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Warwick District CIL

- 2.44 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 2.46.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.

Table 2.46.1: CIL rates per net additional square metre in the adopted Charging Schedule

| Intended use of development | CIL charge per square metre | CIL charge per square metre (Indexed) |
|---|-----------------------------|---------------------------------------|
| Residential Development | | |
| Zone A (Warwick, E. of Leamington and lower value rural) | £70 | £76.93 |
| Zones B and D (much of Leamington, Whitnash and high value rural) | £195 | £214.31 |
| Zone C (Kenilworth) | £140 | £153.86 |
| Residential (identified Local Plan Housing Sites over 300 dwellings) | | |
| H03 East of Whitnash (500 dwellings) | £0 | £0 |
| H06 East of Kenilworth (Thickthorn) (760 dwellings) | £25 | £27.48 |
| H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings) | £25 | £27.48 |
| H42 Westwood Heath (425 dwellings) | £55 | £60.45 |
| H43 Kings Hill (up to 4000 dwellings) | £55 | £60.45 |
| Retail Floorspace | | |
| Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone | £65 | £71.44 |
| Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone | £0 | £0 |
| Retail Development 2500 square metres floorspace or over - whole District | £105 | £115.40 |
| Student Housing: Whole District | | |
| Student Housing | £100 | £109.90 |

Local Policy context

- 2.45 There are numerous policy requirements that are now embedded in base build costs for schemes in Warwick District addressing Local Plan (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis of the potential impacts of the Council's Local Plan policies.
- 2.46 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. The affordable housing policy is tested despite reflecting the existing policy, as it has a significant bearing on the viability of developments, even though it has been in place for some time. On some schemes, Local Plan policy H2 acknowledges that sometimes there may be trade-offs between policy objectives that require an alternative affordable housing percentage or tenure mix.
- 2.47 In addition to financing infrastructure through CIL and (subject to pooling restrictions) Section 106, Local Plan Policy H2 requires developments providing 11 or more units to deliver 40% affordable housing without subsidy (subject to viability). Policy H2 notes that the tenure mix will be subject to site-specification negotiation, but the Council's Annual Monitoring Report indicates that 68.9% of affordable units were provided as social or affordable rented, with the balance delivered as shared ownership. For testing purposes, we have applied a tenure split of 70% social rented and 30% shared ownership housing.
- 2.48 Policy H3 address the delivery of affordable housing through rural exception sites and acknowledged that an element of cross-subsidisation from market housing may be required. The amount of cross

subsidy from market housing may increase as a result of the emerging requirements in the NZC DPD.

- 2.49 Policy H4 requires that developments provide a mix of housing to meet needs identified in the latest Strategic Housing Market Assessment, but also having regard to physical site constraints; location issues; and development constraints which may impact on viability.
- 2.50 Policy TR1 requires (among other requirements) the provision of electric vehicle charging points when developments incorporate off-street car parking. We have incorporated these costs into our appraisals.
- 2.51 Policy HS4 seeks contributions from developments towards the improvement and maintenance of open space, sports and recreation facilities. For many sites, contributions will be secured through CIL or within normal levels of planning obligations. Provision of new open space on major developments will be addressed within the overall gross site area and will impact on the net developable area.
- 2.52 Policy NE3 requires that new developments should protect, enhance and restore habitat biodiversity. We have incorporated a cost allowance for the provision of green roofs in our appraisals as a proxy for the range of measures that developers can deploy to enhance biodiversity within developments.
- 2.53 Policy DM1 requires that developments provide or contribute towards measures to mitigate harm; physical and social infrastructure required by the development itself (which would need to be reflected in the land value in accordance with the PPG). The policy indicates that contributions towards off-site infrastructure will be sought through CIL and (where relevant) through Section 106 obligations.
- 2.54 Policy DM2 notes the Council's expectation that developments will comply with policies within the Plan unless it can be demonstrated that the policies will result in a development becoming unviable. Where a development is unable to meet the required policies, applicants are required to submit full viability assessments which will be subject to independent review on the Council's behalf.

Additional requirements in the NZC DPD

- 2.55 The Regulation 18 version of the NZC DPD identified a range of proposed amendments to adopted policies, as listed at Appendix 1, together with our identification of emerging policy options which might have a direct cost impact for new development. The Council has subsequently amended the policies for a Regulation 19 consultation and those which have direct cost implications for developments are summarised as follows:
 - **Consultation Policy NZC1 "Achieving Net Zero Carbon Development"** sets out the Council's requirement that new development should achieve a minimum 63% reduction in carbon emissions as compared to the baseline emission rate set by Building Regulations Part L 2021, through reductions in energy demand; incorporating and utilising zero or low carbon energy sources; and offsetting any residual carbon impacts. The policies in the NZC DPD will apply to all new residential developments of 1 dwelling or more; other new residential buildings which will be physically separate from a main dwelling or used separately from the main dwelling; whole building conversions to residential or commercial uses; all new non-residential buildings exceeding 1,000 square metres; hotels; and residential institutions.
 - **Consultation Policy NZC2 "Making buildings energy efficient"** outlines a requirement for new residential development to achieve a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency. New non-residential developments, hotels and residential institutions of 1,000 square metres or more are required to achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures.
 - **Consultation Policy NZC(B) "Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology"** outlines a requirement for residential development and non-residential development of 1,000 square metres or more are required to demonstrate through an energy

statement that additional renewal, zero and low energy carbon technologies have been provided on-site. Energy statements should also demonstrate that, where full compliance is not possible, that renewable, zero and low carbon energy technologies have been utilised to the fullest possible extent.

- **Consultation Policy NZC2(C) “Carbon Offsetting”** outlines the Council’s requirements for carbon offsetting, either through a payment in lieu, or through a verified off-site offsetting scheme.
- **Consultation Policy NZC3 “Embodied Carbon”** requires that new development should demonstrate through an energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been reduced where possible. Larger developments (50 residential units or 5,000 square metres or more of non-residential floorspace) should be accompanied by a whole-life assessment of the materials used in the development.
- **Consultation Policy NZC4 “Existing Buildings”** requires that developments of existing buildings should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1. This should include consideration of alternatives to fossil fuel boilers. These requirements should be explored through a Low/Zero Carbon assessment of low carbon options within the application documents.

Development context

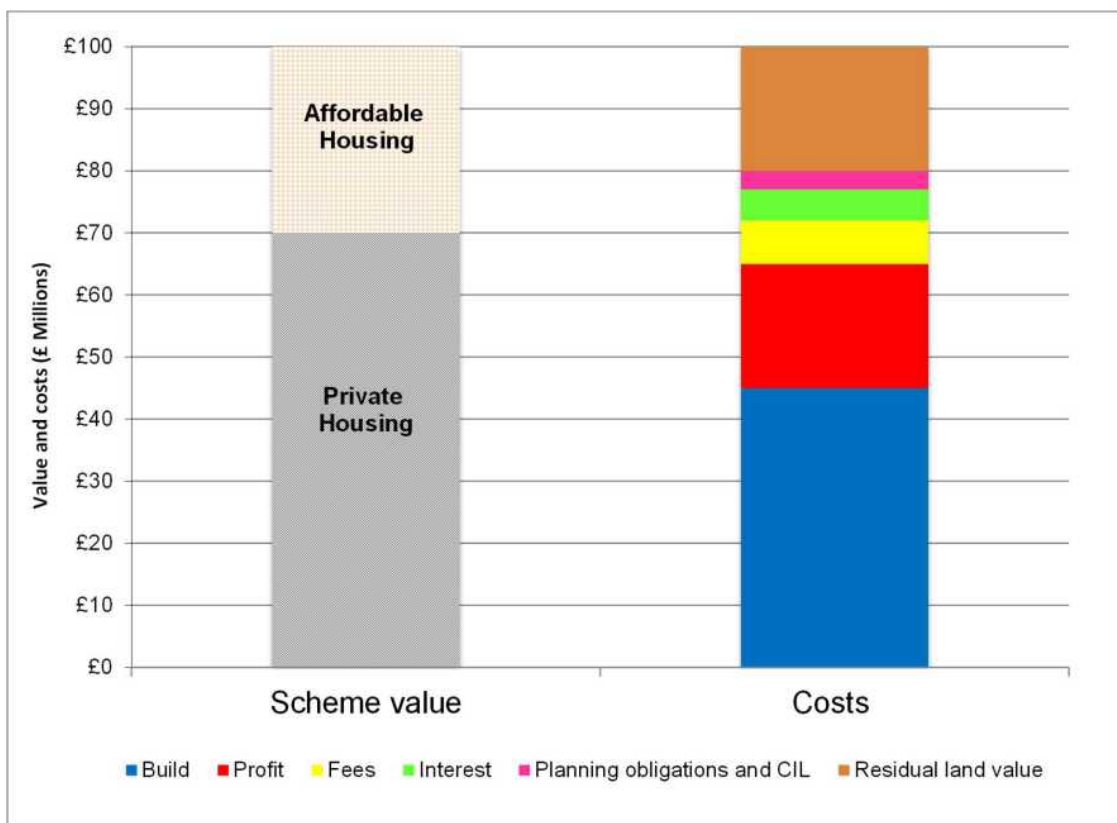
- 2.56 Warwick District is located between Coventry City to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. Most of the population of the District (90%) reside in one of the main urban areas (Kenilworth, Royal Leamington Spa, Warwick and Whitnash), with the remaining 10% living in smaller villages. 80% of the rural area of the District lies within the West Midlands Green Belt.

3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Warwick District and tests the Council's emerging NZC DPD policies alongside adopted policies and CIL rates in the adopted Charging Schedule.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Warwick District, some sites will have been

previously developed, while others will come forward on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17-20% profit on value of the private housing element, depending on the type of scheme, location, demand and price point.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which sometimes exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this report was published well before the 2019 PPG, the approach it advocates remains consistent with national guidance.

“precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”. The 2019 NPPF no longer refers to “competitive returns” but the 2019 PPG refers to the need for a premium above EUV instead.

- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

- 3.11 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions. The RICS has subsequently revised its guidance and the market value approach that was previously advocated has been dropped in favour of an approach which replicates the 2019 PPG.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Warwick District, where many sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

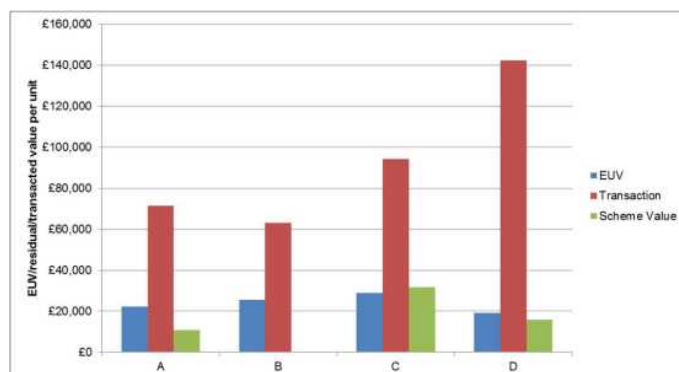
“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”. The Guidance goes on to state that “it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”.

3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.16.1: Comparison of residual values to existing use value and price paid for site



3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Warwick District.

Development typologies

- 4.2 We have appraised 24 development typologies tested across the District reflecting schemes to represent the types of sites that the Council expects to come forward over the life of the NZC DPD.
- 4.3 The development typologies are identified in Table 4.3.1 overleaf with additional detail provided in Appendix 2. The typologies are informed by schemes that reflect application schemes for which the Council has granted planning permission and are either under construction or not yet started.
- 4.4 The typologies reflect a range of scheme sizes from 3 units to 300 units and include both flatted and housing schemes. Some of the residential typologies incorporate commercial floorspace, reflecting their urban locations. We have also appraised non-residential development typologies, including hotel schemes; retail schemes; office schemes; and industrial/warehousing schemes.

Residential sales values

- 4.5 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the District. We have considered comparable evidence of new build schemes and resales of existing units across the District between 1 January 2020 and 30 November 2021. Over this period, 3,109 properties were transacted, of which 265 were new build and 2,844 were resales of second hand units (these transactions are attached as Appendix 3). We have applied the change in the Land Registry House Price Index between the date of each transaction and today's date to reflect the change in values since the sales were completed.
- 4.6 This data indicates that developments in the District will attract average sales values ranging from circa £3,305 per square metre (£307 per square foot) to £4,394 per square metre (£408 per square foot). The highest sales values are achieved in Leamington Spa and the rural settlements of Rowington, Hatton, Leek Wootton and Hatton Park), while the lowest values are achieved in parts of Warwick (see Table 4.6.1).

Table 4.6.1: Residential sales values by postcode sector (per square metre)

| Postcode sector | Location(s) | Average achieved values |
|-----------------|---|-------------------------|
| B94 6 | Lapworth | £4,657 |
| CV31 1 | Leamington Spa, Radford Semele, Sydenham | £3,756 |
| CV31 2 | Leamington Spa, Witnash | £3,536 |
| CV31 3 | Leamington Spa | £3,607 |
| CV32 4 | Leamington Spa | £4,040 |
| CV32 5 | Leamington Spa | £3,982 |
| CV32 6 | Leamington Spa | £4,299 |
| CV32 7 | Leamington Spa, Cubbington | £3,894 |
| CV33 9 | Cubbington, Bishops Tachbrook, Weston under Wetherley | £3,860 |
| CV34 4 | Warwick | £3,458 |
| CV34 5 | Warwick | £3,689 |
| CV34 6 | Warwick, Heathcote | £3,842 |

| Postcode sector | Location(s) | Average achieved values |
|-----------------|--|-------------------------|
| CV34 7 | Warwick | £4,137 |
| CV34 8 | Warwick | £4,243 |
| CV35 7 | Rowington, Hatton, Leek Wootton, Hatton Park | £4,105 |
| CV35 8 | Barford, Norton Lindsey, Hampton Magna | £4,001 |
| CV8 1 | Kenilworth, Burton Green | £4,195 |
| CV8 2 | Kenilworth | £4,375 |
| CV8 3 | Bubbenhall, Stoneleigh | £3,802 |

- 4.7 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.7.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.7.1.

Table 4.7.1: Growth scenario

| Year | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 and each year thereafter |
|--------|-----------|-----------|-----------|-----------|-----------|------------------------------------|
| Values | 4.5% | 5.5% | 5.0% | 4.0% | 3.0% | 4.0% |
| Costs | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |

- 4.8 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 (contrary to current forecasts) and recovering slowly over the subsequent years (see Table 4.8.1).

Table 4.8.1: Downside scenario

| Year | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 and each year thereafter |
|--------|-----------|-----------|-----------|-----------|-----------|------------------------------------|
| Values | -0.0% | 2.5% | 2.5% | 2.5% | 3.0% | 4.0% |
| Costs | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |

Affordable housing tenure and values

- 4.9 Policy H2 requires developments to provide 40% affordable housing from all sources with a typical tenure mix of 70% Social Rent and 30% intermediate.
- 4.10 Schemes providing 11 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.11 For the purposes of testing the viability of developments and emerging NZC DPD policies, our appraisals assume that the rented housing is let at rents that do not exceed social rents, as shown in Table 4.11.1. These rents are therefore the lowest rents that the Council could consider in terms of its adopted policy. Table 4.11.1 also includes Affordable Rent, based on relevant Local Housing Allowances for the District. Local Housing Allowances are set at the 30th percentile of local market rents.

Table 4.3.1: Development typologies tested in the study (all areas are square metres gross internal area)

| No | Description | Density (units per hectare) | Site area HA | Resi Units | Ave GIA sqm per unit -flats | Ave GIA sqm per unit - houses | Residential floorspace | Retail floor- space | Retail SM floor-space | Office floor-space | Industrial/ w'house | Hotels |
|----|--------------------------|-----------------------------------|-----------------|------------|-----------------------------------|--|---------------------------|------------------------|--------------------------|-----------------------|------------------------|--------|
| 1 | V. small housing scheme | 30 | 0.10 | 3 | 0 | 105 | 315 | 0 | 0 | 0 | 0 | 0 |
| 2 | Small housing scheme | 30 | 0.30 | 9 | 0 | 94 | 845 | 0 | 0 | 0 | 0 | 0 |
| 3 | Medium housing scheme | 30 | 0.82 | 25 | 0 | 95 | 2,375 | 0 | 0 | 0 | 0 | 0 |
| 4 | Large housing scheme | 30 | 2.50 | 75 | 0 | 97 | 7,250 | 0 | 0 | 0 | 0 | 0 |
| 5 | Large housing scheme | 30 | 4.10 | 125 | 0 | 94 | 11,750 | 0 | 0 | 0 | 0 | 0 |
| 6 | Small flatted scheme | 60 | 0.15 | 9 | 76 | 0 | 688 | 0 | 0 | 0 | 0 | 0 |
| 7 | Medium flatted scheme | 125 | 0.20 | 25 | 80 | 0 | 1,998 | 250 | 0 | 0 | 0 | 0 |
| 8 | Large flatted scheme | 120 | 0.50 | 60 | 81 | 0 | 4,850 | 0 | 0 | 0 | 0 | 0 |
| 9 | Large flatted scheme | 125 | 0.80 | 100 | 85 | 0 | 8,500 | 0 | 0 | 0 | 0 | 0 |
| 10 | Hotel scheme (75 beds) | 0 | 0.30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,250 |
| 11 | Hotel scheme (100 beds) | 0 | 0.35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000 |
| 12 | Hotel scheme (150 beds) | 0 | 0.45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 |
| 13 | Small retail scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 1,500 | 0 | 0 | 0 | 0 |
| 14 | Medium retail scheme | 0 | 0.50 | 0 | 0 | 0 | 0 | 4,250 | 250 | 0 | 0 | 0 |
| 15 | Large retail scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 3,500 | 0 | 0 | 0 |
| 16 | Employment - B1 scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 0 | 0 | 2,500 | 0 | 0 |
| 17 | Employment - B1 scheme | 0 | 0.25 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 | 0 | 0 |
| 18 | Employment - B8 scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,500 | 0 |
| 19 | Employment - B8 scheme | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,500 | 0 |
| 20 | Employment - mixed B1/B8 | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 1,500 | 4,500 | 0 |
| 21 | Large housing scheme | 30 | 6.67 | 200 | 0 | 96 | 19,125 | 0 | 0 | 0 | 0 | 0 |
| 22 | Large housing scheme | 30 | 10.00 | 300 | 0 | 97 | 29,000 | 0 | 0 | 0 | 0 | 0 |
| 23 | Student housing scheme | 500 | 1.00 | 500 | 25 | 0 | 12,500 | 0 | 0 | 0 | 0 | 0 |
| 24 | C2 residential scheme | 100 | 0.50 | 50 | 75 | 0 | 3,750 | 0 | 0 | 0 | 0 | 0 |

Table 4.11.1: Affordable housing rents (per week)

| Rent type | 1 bed | 2 bed | 3 bed | 4 bed |
|-------------------------------|---------|---------|---------|---------|
| Social rents | £82.64 | £91.83 | £103.71 | £114.54 |
| Affordable rents ⁸ | £143.84 | £172.60 | £207.12 | £276.16 |

- 4.12 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.13 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development.

Table 4.13.1: Capital values of affordable housing (per square metre Net Internal Area)

| Tenure | 1 bed | 2 bed | 3 bed | Blended value ⁹ |
|-------------|--------|--------|--------|----------------------------|
| Social rent | £1,538 | £1,206 | £1,119 | £1,145 |

- 4.14 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. For the purposes of our appraisals, we have assumed that RPs will sell initial equity stakes of 35% and charge a rent equating to 2.5% of the retained equity. The rent on the retained equity is capitalised by applying an investment yield of 5%. The resulting capital value will typically equate to circa 65% of unrestricted market value.
- 4.15 The MHCLG/Homes England 'Affordable Homes Programme 2021-2026: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant as a base position.

Rents and yields for commercial development

- 4.16 As noted earlier in this section, some of our development typologies incorporate commercial floorspace (offices, retail, supermarkets and industrial), either in single use buildings or at ground floor of mixed use buildings.
- 4.17 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.17.1. These assumptions are informed by lettings of similar floorspace in the area over the past three years (see Appendix 4). Our appraisals assume a 12-month rent-free period for offices and industrial and 6 months for supermarkets. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

Table 4.17.1: Commercial rents (£s per square metre) and yields

| Commercial floorspace | Rent per square metre | Investment yield | Rent free period (months) |
|-----------------------|-----------------------|------------------|---------------------------|
| Retail | £420 | 6.75% | 12 |
| Retail supermarkets | £220 | 3.75% | 6 |
| Offices | £269 | 6.0% | 12 |
| Hotels | £267 | 5.0% | 6 |
| Industrial | £129 | 4.5% | 6 |

- 4.18 Knight Frank's January 2022 Prime Yield Guide indicates that investment yields for offices in major

⁸ The bulk of the District is located in the Warwickshire South Broad Rental Market Area, but there are small parts in the Solihull and Coventry Broad Rental Market Areas

⁹ Net of RP's on-costs at 5%

regional cities is currently 5%, but we have adopted a softer yield of 6.0%. Supermarkets are currently achieving yields of 3.75% and industrial floorspace is achieving yields of 4.5%.

Build costs

- 4.19 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are attached as Appendix 5 and summarised in Table 4.19.1.

Table 4.19.1: BCIS build costs

| Type of development | BCIS cost | Base cost per square metre | External works | Total (before policy costs) |
|---------------------|--|----------------------------|----------------|-----------------------------|
| Flats | 816. Flats – generally - median | £1,500 | 10% | £1,650 |
| Houses | 810.1 Estate housing generally - median | £1,255 | 15% | £1,443 |
| Shops | 345 Shops – generally - median | £1,462 | 10% | £1,508 |
| Supermarkets | 344. Supermarkets - median | £1,448 | 10% | £1,593 |
| Hotels | 852. Hotels median | £2,144 | 10% | £2,358 |
| Offices | 320. Offices – generally - median | £1,932 | 10% | £2,125 |
| Industrial | 282.22 Purpose built factories/offices – mixed facilities – median | £941 | 10% | £1,035 |
| Warehousing | 284. Warehouses – generally – median | £783 | 10% | £861 |

- 4.20 Flatted schemes in the District are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. As noted in Table 4.19.1, the base costs are increased by 15% for houses (to reflect additional outside space and car parking, including garages) and 10% for flats and commercial schemes to account for external works (including car parking spaces, where provided). Residential costs are also increased by 6% for the costs of exceeding by 20% the energy requirements of Part L of the Building Regulations. Our appraisals incorporate a contingency equating to 5% of construction costs.

Carbon offset and climate change

- 4.21 The emerging NZC DPD will require residential developments to achieve a 75% reduction in carbon emissions through fabric efficiency and renewable/low carbon energy provision, and residual carbon offset of regulated energy.
- 4.22 Edgars and Bioregional have assessed the costs of meeting these requirements and have confirmed cost uplifts of 3% for residential developments and 6% for non-residential developments. We have incorporated these costs into our appraisals.
- 4.23 In addition, the Council has confirmed that the cost of undertaking embodied carbon assessments is likely to be in the region of £10,000. For all development typologies providing more than 50 residential units or 5,000 square metres of more of non-residential floorspace, we have incorporated these costs into our appraisals.
- 4.24 In addition, we have incorporated £1,800 per unit to reflect the cost of undertaking construction performance assessments.

Accessibility standards

- 4.25 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.25.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 6).

Table 4.25.1: Costs of accessibility standards (% uplift to base construction costs)

| Standard | Flats | Houses |
|-----------|-------|--------|
| M4(2) | 1.15% | 0.54% |
| M4(3) (a) | 9.28% | 10.77% |
| M4(3) (b) | 9.47% | 23.80% |

4.26 We have applied these standards as follows:

- Private units: M4(3)(a) 10% of units and M4(2) 50% of units;
- Affordable units: M4(3)(b) 10% of units and M4(2) 100% of units.

Electric vehicle charging points

4.27 We have allowed £1,000 per unit for active electric vehicle charging points, which reflects quotations on standards residential projects in London¹⁰. This is for the charging point and all necessary infrastructure within a development.

Biodiversity net gain

4.28 We have tested the requirement for a 15% increase in biodiversity in perpetuity by applying an increase in build costs of 0.8% as indicated in the 'Biodiversity net gain and local nature recovery strategies Impact Assessment' (DEFRA, 2019).

Professional fees

4.29 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10% for professional fees, which is at the higher end of the range.

Development finance

4.30 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Commercial marketing

4.31 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents' fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

Marketing costs

4.32 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Warwick CIL

4.33 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 4.33.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.

¹⁰ London Plan Viability Study December 2017. We would expect the costs to fall as more developments fit this infrastructure in response to increasing sales of electric vehicles.

Table 4.33.1: CIL rates per net additional square metre in the adopted Charging Schedule

| Intended use of development | CIL charge per square metre | CIL charge per square metre (Indexed) |
|---|-----------------------------|---------------------------------------|
| Residential Development | | |
| Zone A (Warwick, E. of Leamington and lower value rural) | £70 | £76.70 |
| Zones B and D (much of Leamington, Whitnash and high value rural) | £195 | £213.66 |
| Zone C (Kenilworth) | £140 | £153.40 |
| Residential (identified Local Plan Housing Sites over 300 dwellings) | | |
| H03 East of Whitnash (500 dwellings) | £0 | £0 |
| H06 East of Kenilworth (Thickthorn) (760 dwellings) | £25 | £27.39 |
| H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings) | £25 | £27.39 |
| H42 Westwood Heath (425 dwellings) | £55 | £60.26 |
| H43 Kings Hill (up to 4000 dwellings) | £55 | £60.26 |
| Retail Floorspace | | |
| Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone | £65 | £71.22 |
| Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone | £0 | £0 |
| Retail Development 2500 square metres floorspace or over - whole District | £105 | £115.05 |
| Student Housing: Whole District | | |
| Student Housing | £100 | £109.57 |

- 4.34 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Warwick District but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.35 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £13,000 per unit for residential development.
- 4.36 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

- 4.37 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes are based on an assumption of a sales rate of 5 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6-8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. There are fewer opportunities for residential development in the Area compared to other authorities which restricts supply and maintains pricing.

- 4.38 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferments are reflected in the sum paid by the Investor.

Developer's profit

- 4.39 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.40 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.41 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.42 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.43 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. A degree of the costs for addressing abnormal ground conditions is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.44 Furthermore, we also note that paragraph 012 of the PPG indicates that "*abnormal costs, including those associated with treatment for contaminated sites or listed buildings or costs associated with brownfield, phased or complex sites... should be taken into account when defining benchmark land value*". In other words, the impact upon development of such costs would be neutral.

Benchmark land value

- 4.45 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively

the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.46 Sites will be in various existing uses and in the 2016 CIL Viability Study, we adopted a range of benchmark land values from £250,000 to £1,050,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Where sites are currently in secondary employment use, they will either be vacant and generating no rental income, or let at very low rents on a short term basis. For this assessment, we have increased the top end of the previously tested range to £1.25 million as values of secondary employment sites are likely to have increased.
- 4.47 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.48 We have adopted four benchmark land values, as follows:
- £250,000 per hectare;
 - £370,000 per hectare
 - £750,000 per hectare;
 - £1,250,000 per hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 and 5. We have appraised 24 development typologies, reflecting different densities and types of development across the District (ranging from 3 units to 300 units).
- 5.2 Each appraisal of residential schemes incorporates (where relevant) affordable housing in line with the requirements of set out in Policy H2 (40% of units, with a tenure mix of 70% social rent and 30% shared ownership).
- 5.3 In addition to the target sought by policy H2, we have also considered the viability of schemes with reduced levels of affordable housing (35% and 30%).
- 5.4 Each of the development typologies are tested with the range of values found across the District (i.e. from circa £3,458 per square metre (£321 per square foot) to £4,657 per square metre (£433 per square foot).
- 5.5 Where the residual land value of a development typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 The base results are tested with the growth and inflation rates summarised in Table 4.7.1 and 4.8.1. These results are attached at appendices 8 and 9.
- 5.7 Alongside the existing affordable housing requirement in Policy H2, the appraisals test the impact of the costs associated with meeting the emerging policies in the NZC DPD. As outlined in section 4, there are various options for meeting the policy objectives, for which different cost scenarios apply. We have tested the following:
 - Residential: 3% cost uplift;
 - Non-residential: 6% cost uplift;
 - Sites of 50 or more units or 5,000+ square metres of non-residential floorspace: £10,000 for embodied carbon assessment;
 - £1,800 per unit for carbon performance assessments.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of the emerging NZC DPD to assist the Council in understanding the potential impacts and interactions with other policies (most notably affordable housing). The full results are attached at Appendix 7, with sensitivity analyses at Appendix 8 (growth scenario) and Appendix 9 (downside scenario).
- 6.2 In reading the results, it is important to distinguish between typologies which are unviable *prior* to the NZC DPD policies being applied and those that become unviable *after* the NZC DPD policies are applied. Typologies that are unviable before the policies are applied are unlikely to come forward in a particular value area, or on a site with a certain Benchmark Land Value. This is particularly the case with flatted schemes (typologies 6, 7, 8 and 9) which are only viable in the highest value areas. This is consistent with the pattern of development; flatted schemes will generally only come forward in central urban areas where values are at the highest end of the tested range.

Affordable housing

- 6.3 Recognising that Policy H2 seeks 40% affordable housing, but is applied with a degree of flexibility where site-specific circumstances prevent the full requirement being met, we have modelled the development typologies with a range of affordable housing percentages (30% and 35%). This will help the Council to understand the potential trade-offs between the objectives of the NZC DPD and the other key Local Plan policies (affordable housing being the policy which has the most significant impact on residual land values).
- 6.4 It should be noted that typologies 1, 2 and 6 all fall below the 11 unit threshold in Policy H2 and are therefore not required to contribute towards affordable housing. These typologies are therefore tested with 100% private housing.

Impact of NZC cost uplifts

- 6.5 As noted in the previous section, the objectives of the DPD can be met in full through a cost uplift on base build costs of 3% for residential and 6% for commercial, plus (where relevant) £10,000 per site for embodied carbon assessments and £1,800 per unit for carbon performance assessments.
- 6.6 The results of our appraisals are summarised in tables 6.5.1 to 6.5.9, with each table showing the results for each value point within the District (from value point A - with sales values of £3,450 per square metre - to value point I - with values of £4,657 per square metre).
- 6.7 Although the costs associated with the emerging NZC policies is relatively small as an overall proportion of construction costs (i.e. between 3% and 6%), the impact on residual land value can sometimes be significant. For example, Typology 5 with value point A (£3,405 per square metre) generates a base residual land value of £1.65 million (reflecting 40% affordable housing and all other adopted Local Plan policies, but before NZC costs). This is shown in Table 6.5.1. The total construction costs are £17.98 million, so a 3% increase equates to £0.54 million. After the impact of additional professional fees, finance costs and the costs of construction performance assessments and embodied carbon assessments are reflected, the residual land value falls from £1.65 million to £0.66 million.
- 6.8 In some cases, the residual land values generated by the typologies falls below the Benchmark Land Value when the DPD policies are applied. In many cases, this situation can be remedied by a site-specific reduction in affordable housing. For example, Typology 5 with value point A (£3,450 per square metre) is viable against the greenfield/undeveloped land Benchmark Land Values at 40% before the DPD policies are applied. However, when the NZC DPD policies are applied, it becomes unviable, but this can be addressed by a reduction in affordable housing to 35% (to become viable against the lowest Benchmark Land Value) or 30% (to become viable against the higher of the two greenfield Benchmark Land Values).

- 6.9 It is important to note that as sales values increase through the bands, such reductions in affordable housing would not be required to offset the impact of the NZC DPD policies. If value band B (£3,601 per square metre) is applied (see Table 6.5.2), Typology 5 remains viable with all the NZC DPD policies and 40% affordable housing against the lower of the two greenfield Benchmark Land Values. At value band C (£3,752 per square metre), Typology 5 remains viable against both of the greenfield/undeveloped land Benchmark Land Values.
- 6.10 Flatted schemes (typologies 6, 7, 8 and 9 will typically come forward in the main settlements where sales values are at the higher end of the range (see tables 6.5.8 and 6.5.9). In most cases, flatted schemes in these areas are able to accommodate the increased costs associated with emerging NZC policies. However, there may be schemes which are not able to meet all the policy requirements, particularly where the benchmark land value is 'higher value employment land'. In these cases, flexible application of policy may be necessary, either through alternative affordable housing tenure mixes or percentages, or partial relaxation of the NZC requirements.
- 6.11 Schemes comprising houses incur lower construction costs and are therefore more readily able to meet all the policy requirements, including emerging NZC DPD policies. Furthermore, they will typically be brought forward on greenfield or undeveloped land with low benchmark land values. However, there are situations where the NZC policies tip the balance of housing schemes from 'viable' to 'unviable' and a degree of flexibility will be required.
- 6.12 B1 employment schemes are currently shown as unviable when the full NZC DPD policies are applied, with such schemes incurring a 6% increase in build costs in contrast to the lower 3% for residential schemes. Office markets are currently in a state of transition as a result of the coronavirus pandemic and rents are likely to increase over the short to medium term as occupiers seek to move into higher quality space to encourage their staff back into an office environment. New build office development is therefore likely to see improvements in viability in the short to medium term, with both rents increasing and yields sharpening. A rent increase of £1 per square foot (from £25 to £26) and a 0.25% yield shift would be sufficient to fully mitigate the impact of the NZC DPD policies. B1 schemes are therefore on the margins of being viable, which justifies applying the DPD policies.

Table 6.5.1: Climate change results (value price point A - £3,450 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

A
Value point: £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 185,958 | 159,787 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 375,000 | 487,832 | 415,212 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 361,614 | 157,772 | 284,448 | 411,125 | 411,125 |
| 4 | Large housing scheme | 75 | 3,125,000 | 571,148 | 33,994 | 293,981 | 620,833 | 620,833 |
| 5 | Large housing scheme | 125 | 5,125,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 187,500 | 117,551 | 187,663 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 250,000 | 378,343 | 605,819 | 518,184 | 430,550 | 430,550 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 | 2,690,275 |
| 22 | Large housing scheme | 300 | 12,499,906 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 | 4,066,618 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 112,244 | 502,122 | 502,122 | 502,122 | 502,122 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 75,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 225,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 615,000 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 1,875,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 3,075,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 112,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 150,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 600,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 7,499,943 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 111,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 303,400 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 925,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 1,517,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 55,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 74,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 296,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 3,699,972 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 185,958 | 159,787 | 159,787 | 159,787 |
| 2 | Small housing scheme | 9 | 75,000 | 487,832 | 415,212 | 415,212 | 415,212 |
| 3 | Medium housing scheme | 25 | 205,000 | 361,614 | 157,772 | 284,448 | 411,125 |
| 4 | Large housing scheme | 75 | 625,000 | 571,148 | 33,994 | 293,981 | 620,833 |
| 5 | Large housing scheme | 125 | 1,025,000 | 1,648,899 | 664,826 | 1,261,725 | 1,858,622 |
| 6 | Small flatted scheme | 9 | 37,500 | 117,551 | 187,663 | 187,663 | 187,663 |
| 7 | Medium flatted scheme | 25 | 50,000 | 378,343 | 605,819 | 518,184 | 430,550 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,934,154 | 2,423,607 | 2,219,067 | 2,014,526 |
| 9 | Large flatted scheme | 100 | 200,000 | 3,299,453 | 4,132,470 | 3,775,937 | 3,419,405 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 2,393,227 | 847,459 | 1,768,867 | 2,690,275 |
| 22 | Large housing scheme | 300 | 2,499,981 | 3,609,489 | 1,323,055 | 2,701,071 | 4,066,618 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 112,244 | 502,122 | 502,122 | 502,122 |

Table 6.5.2: Climate change results (value price point B - £3,601 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

B
Value point: £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 218,263 | 192,092 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 375,000 | 574,493 | 501,873 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 531,007 | 327,165 | 463,114 | 599,064 | 599,064 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 | 1,143,248 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 187,500 | 61,062 | 131,173 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 250,000 | 257,221 | 484,696 | 390,454 | 296,211 | 296,211 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 | 4,077,414 |
| 22 | Large housing scheme | 300 | 12,499,906 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 | 6,120,659 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 192,426 | 194,726 | 194,726 | 194,726 | 194,726 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 75,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 225,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 615,000 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 112,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 150,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 7,499,943 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 37,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 111,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 303,400 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 925,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 55,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 74,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 3,699,972 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | | | |
| 1 | Very small housing scheme | 3 | 25,000 | 218,263 | 192,092 | 192,092 | 192,092 |
| 2 | Small housing scheme | 9 | 75,000 | 574,493 | 501,873 | 501,873 | 501,873 |
| 3 | Medium housing scheme | 25 | 205,000 | 531,007 | 327,165 | 463,114 | 599,064 |
| 4 | Large housing scheme | 75 | 625,000 | 1,043,353 | 439,534 | 791,391 | 1,143,248 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,449,681 | 1,465,608 | 2,106,313 | 2,747,016 |
| 6 | Small flatted scheme | 9 | 37,500 | 61,062 | 131,173 | 131,173 | 131,173 |
| 7 | Medium flatted scheme | 25 | 50,000 | 257,221 | 484,696 | 390,454 | 296,211 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,645,675 | 2,135,128 | 1,914,950 | 1,694,771 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,797,116 | 3,630,133 | 3,246,355 | 2,862,578 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,639,665 | 2,101,793 | 3,091,498 | 4,077,414 |
| 22 | Large housing scheme | 300 | 2,499,981 | 5,461,548 | 3,187,584 | 4,654,121 | 6,120,659 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 192,426 | 194,726 | 194,726 | 194,726 |

Table 6.5.3: Climate change results (value price point C - £3,752 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
C
Value point:
£3,752 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 375,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 187,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 225,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 615,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 112,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 111,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 303,400 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 925,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 55,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 250,569 | 224,398 | 224,398 | 224,398 |
| 2 | Small housing scheme | 9 | 75,000 | 661,154 | 588,534 | 588,534 | 588,534 |
| 3 | Medium housing scheme | 25 | 205,000 | 700,400 | 496,557 | 641,780 | 787,001 |
| 4 | Large housing scheme | 75 | 625,000 | 1,515,557 | 911,738 | 1,288,800 | 1,665,863 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,243,892 | 2,266,390 | 2,950,900 | 3,631,921 |
| 6 | Small flatted scheme | 9 | 37,500 | 4,572 | 74,684 | 74,684 | 74,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | 136,098 | 363,574 | 262,724 | 181,873 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,357,196 | 1,846,649 | 1,610,832 | 1,375,918 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,294,777 | 3,127,794 | 2,716,773 | 2,305,751 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,878,459 | 3,354,261 | 4,402,771 | 5,451,282 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,299,101 | 5,039,642 | 6,607,171 | 8,167,259 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 495,532 | 111,095 | 111,095 | 111,095 |

Table 6.5.4: Climate change results (value price point D - £3,903 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

D
Value point: £3,903 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 375,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 187,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 250,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|-----------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 225,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 615,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 112,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 150,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 111,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 303,400 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 925,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 55,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 74,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 260,959 | 234,788 | 234,788 | 234,788 |
| 2 | Small housing scheme | 9 | 75,000 | 689,025 | 616,404 | 616,404 | 616,404 |
| 3 | Medium housing scheme | 25 | 205,000 | 770,649 | 566,807 | 713,040 | 859,272 |
| 4 | Large housing scheme | 75 | 625,000 | 1,691,326 | 1,087,507 | 1,465,072 | 1,842,637 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,560,243 | 2,585,534 | 3,272,863 | 3,955,825 |
| 6 | Small flatted scheme | 9 | 37,500 | 3,361 | 66,703 | 66,703 | 66,703 |
| 7 | Medium flatted scheme | 25 | 50,000 | 99,471 | 326,948 | 226,529 | 126,113 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,273,529 | 1,762,981 | 1,528,595 | 1,294,208 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,151,088 | 2,984,105 | 2,575,726 | 2,167,348 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,357,583 | 3,833,385 | 4,886,127 | 5,938,868 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,995,118 | 5,741,710 | 7,313,522 | 8,874,161 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 538,169 | 153,732 | 153,732 | 153,732 |

Table 6.5.5: Climate change results (value price point E - £4,054 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

E
Value point: £4,054 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 375,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 187,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 250,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 625,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|-----------|-----------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 225,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 615,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 112,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 150,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 375,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 111,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 303,400 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 925,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 55,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 74,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 185,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 293,264 | 267,093 | 267,093 | 267,093 |
| 2 | Small housing scheme | 9 | 75,000 | 775,686 | 703,066 | 703,066 | 703,066 |
| 3 | Medium housing scheme | 25 | 205,000 | 940,042 | 736,200 | 891,705 | 1,047,210 |
| 4 | Large housing scheme | 75 | 625,000 | 2,163,530 | 1,559,711 | 1,962,482 | 2,365,252 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,351,511 | 3,381,170 | 4,107,483 | 4,833,798 |
| 6 | Small flatted scheme | 9 | 37,500 | 59,063 | 10,214 | 10,214 | 10,214 |
| 7 | Medium flatted scheme | 25 | 50,000 | 21,350 | 205,824 | 98,799 | 8,110 |
| 8 | Large flatted scheme | 60 | 125,000 | 985,049 | 1,474,502 | 1,224,477 | 974,453 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,848,749 | 2,481,766 | 2,046,144 | 1,610,521 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,596,377 | 5,072,179 | 6,192,457 | 7,312,735 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,813,160 | 7,582,847 | 9,243,423 | 10,901,641 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 841,274 | 456,838 | 456,838 | 456,838 |

Table 6.5.6: Climate change results (value price point F - £4,204 per square metre)

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

F
Value point: £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | 40% AH | 40% AH | 35% AH | 30% AH |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 325,570 | 299,398 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 375,000 | 862,347 | 789,727 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 | 1,235,148 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 | 2,887,867 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 187,500 | 114,764 | 45,631 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 250,000 | 140,782 | 84,701 | 28,528 | 140,574 | 140,574 |
| 8 | Large flatted scheme | 60 | 625,000 | 896,570 | 1,186,023 | 920,360 | 854,697 | 854,697 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 | 8,684,880 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 | 12,910,335 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,144,380 | 759,943 | 759,943 | 759,943 | 759,943 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 75,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 225,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 112,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 150,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 375,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 111,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 925,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 55,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 74,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 185,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 325,570 | 299,398 | 299,398 | 299,398 |
| 2 | Small housing scheme | 9 | 75,000 | 862,347 | 789,727 | 789,727 | 789,727 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,109,435 | 905,593 | 1,070,370 | 1,235,148 |
| 4 | Large housing scheme | 75 | 625,000 | 2,635,734 | 2,031,916 | 2,459,892 | 2,887,867 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,142,779 | 4,172,438 | 4,942,104 | 5,711,769 |
| 6 | Small flatted scheme | 9 | 37,500 | 114,764 | 45,631 | 45,631 | 45,631 |
| 7 | Medium flatted scheme | 25 | 50,000 | 140,782 | 84,701 | 28,528 | 140,574 |
| 8 | Large flatted scheme | 60 | 125,000 | 896,570 | 1,186,023 | 920,360 | 854,697 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,146,410 | 1,979,427 | 1,516,561 | 1,053,694 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,269,233 | 2,269,233 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,458,410 | 6,458,410 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,825,495 | 6,310,973 | 7,498,787 | 8,684,880 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,623,772 | 9,411,207 | 11,160,771 | 12,910,335 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,144,380 | 759,943 | 759,943 | 759,943 |

Table 6.5.7: Climate change results (value price point G - £4,355 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

G
Value point: £4,355 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 375,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 187,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 250,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 625,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 12,499,906 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|------------|------------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 225,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 112,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 150,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 375,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 600,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 7,499,943 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 111,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 925,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 55,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 74,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 185,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 296,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 3,699,972 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 340,654 | 314,483 | 314,483 | 314,483 |
| 2 | Small housing scheme | 9 | 75,000 | 902,813 | 830,192 | 830,192 | 830,192 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,200,924 | 997,081 | 1,164,639 | 1,332,198 |
| 4 | Large housing scheme | 75 | 625,000 | 2,874,664 | 2,271,190 | 2,704,960 | 3,138,731 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,560,872 | 4,590,531 | 5,372,451 | 6,154,372 |
| 6 | Small flatted scheme | 9 | 37,500 | 132,880 | 63,747 | 63,747 | 63,747 |
| 7 | Medium flatted scheme | 25 | 50,000 | 176,731 | 48,378 | 65,405 | 178,512 |
| 8 | Large flatted scheme | 60 | 125,000 | 569,027 | 1,058,480 | 790,589 | 522,708 |
| 9 | Large flatted scheme | 100 | 200,000 | 925,888 | 1,758,905 | 1,292,279 | 825,652 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 8,462,120 | 6,952,841 | 8,158,231 | 9,357,273 |
| 22 | Large housing scheme | 300 | 2,499,981 | 12,553,141 | 10,343,232 | 12,118,621 | 13,894,011 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,242,817 | 858,380 | 858,380 | 858,380 |

Table 6.5.8: Climate change results (value price point H - £4,506 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
H
Value point: £4,506 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 375,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 187,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 250,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 625,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | land value | policies | policies | policies |
|--------|---------------------------------|-------------|-----------|------------|------------|------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 225,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 112,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 150,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 375,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 600,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 111,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 925,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 55,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 74,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 185,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 296,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,960 | 346,789 | 346,789 | 346,789 |
| 2 | Small housing scheme | 9 | 75,000 | 989,474 | 916,853 | 916,853 | 916,853 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,370,317 | 1,166,473 | 1,343,306 | 1,520,137 |
| 4 | Large housing scheme | 75 | 625,000 | 3,341,708 | 2,743,394 | 3,202,370 | 3,659,612 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,349,683 | 5,381,799 | 6,207,072 | 7,032,345 |
| 6 | Small flatted scheme | 9 | 37,500 | 188,582 | 119,449 | 119,449 | 119,449 |
| 7 | Medium flatted scheme | 25 | 50,000 | 296,163 | 71,730 | 191,353 | 310,975 |
| 8 | Large flatted scheme | 60 | 125,000 | 286,548 | 770,001 | 486,472 | 202,944 |
| 9 | Large flatted scheme | 100 | 200,000 | 423,549 | 1,256,566 | 762,696 | 268,625 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,687,342 | 8,184,412 | 9,450,386 | 10,716,361 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,347,106 | 12,153,842 | 14,028,273 | 15,894,553 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,545,922 | 1,161,486 | 1,161,486 | 1,161,486 |

Table 6.5.9: Climate change results (value price point I - £4,657 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

Value point:

£4,657 per sqm

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|------------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 125,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 375,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 187,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 250,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 625,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|------------|------------|------------|------------|
| | | | | land value | policies | policies | policies |
| 1 | Very small housing scheme | 3 | 75,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 225,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 112,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 150,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 375,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 600,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 37,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 111,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 925,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 55,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 74,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 185,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 296,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

| LP Ref | Site | No of units | BLV | 40% AH | | | |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------------|-------------------|-------------------|
| | | | | Base residual land value | With DPD policies | With DPD policies | With DPD policies |
| 1 | Very small housing scheme | 3 | 25,000 | 405,266 | 379,095 | 379,095 | 379,095 |
| 2 | Small housing scheme | 9 | 75,000 | 1,076,135 | 1,003,514 | 1,003,514 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,539,710 | 1,335,866 | 1,521,971 | 1,708,075 |
| 4 | Large housing scheme | 75 | 625,000 | 3,808,752 | 3,213,359 | 3,694,991 | 4,176,624 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,133,664 | 6,173,067 | 7,040,974 | 7,906,160 |
| 6 | Small flatted scheme | 9 | 37,500 | 244,283 | 175,150 | 175,150 | 175,150 |
| 7 | Medium flatted scheme | 25 | 50,000 | 415,596 | 191,163 | 317,300 | 443,438 |
| 8 | Large flatted scheme | 60 | 125,000 | 7,820 | 481,522 | 182,355 | 115,181 |
| 9 | Large flatted scheme | 100 | 200,000 | 77,690 | 754,228 | 233,113 | 283,983 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 473,322 | 473,322 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 567,105 | 567,105 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 756,537 | 756,537 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,157,850 | 2,157,850 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,147,698 | 6,147,698 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,515,967 | 4,515,967 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 17,115 | 17,115 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 30,807 | 30,807 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 1,783,444 | 1,783,444 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,179,765 | 2,179,765 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 1,823,836 | 1,823,836 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,903,598 | 9,409,633 | 10,742,540 | 12,075,448 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,141,069 | 13,956,145 | 15,920,632 | 17,885,118 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 2,583,738 | 2,583,738 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,849,028 | 1,464,591 | 1,464,591 | 1,464,591 |

7 Conclusions

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in the District to support draft policies in the NZC DPD, alongside other existing plan policies and CIL.
- 7.2 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward this is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies are applied with a degree of flexibility so that meaningful policy targets can be set. In the absence of flexible application, policy would need to be set by the ‘lowest common denominator’ (i.e. the least viable site or set of circumstances).
- 7.4 In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision. The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage. Alternatively, the NZC DPD seeks to expand existing Policy DM2 (‘Assessing Viability’) to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
- 7.5 In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a deminimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more ‘surplus’ residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.
- 7.6 Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term.
- 7.7 It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry. These developments are likely to accelerate as standards increase to meet the government’s emerging Future Homes standards. While these emerging standards are currently some way behind Warwick’s

emerging NZC DPD, they will be enhanced over time and this will encourage the industry to adapt to achieve NZC standards with lower cost solutions than currently available.

Appendix 1 - Policy review

| Policy | Cost impact (if any) |
|--|---|
| <p>STRATEGIC POLICY DS1 Supporting Prosperity The Council will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the district to meet the existing and future needs of businesses.</p> | None |
| <p>STRATEGIC POLICY DS2 Providing the Homes the District Needs The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:</p> <ul style="list-style-type: none"> a. affordable homes; b. a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c. sites for gypsies and travellers. | Affordable housing requirements addressed in detail in later policy |
| <p>STRATEGIC POLICY DS3 Supporting Sustainable Communities The Council will promote high quality new development including:</p> <ul style="list-style-type: none"> a) delivering high quality layout and design that relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; b) caring for the built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability. <p>The Council will expect development that enables new communities to develop and sustain themselves. As part of this, development will provide for the infrastructure needed to support communities and businesses, including:</p> <ul style="list-style-type: none"> a) physical infrastructure (such as transport and utilities); b) social infrastructure (such as education, sports facilities and health); c) green infrastructure (such as parks, open space and playing pitches). | Requirements addressed in detail in later policies |
| <p>STRATEGIC POLICY DS4 Spatial Strategy The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</p> <p>Allocated housing and employment will be distributed across the district to take account of the following:</p> <ul style="list-style-type: none"> a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement; b) where greenfield sites are required for housing, they should generally be located on the edge of builtup areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available. c) where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing; d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained; | Controls land use only – no direct costs to development |

| Policy | Cost impact (if any) |
|--|--|
| <p>e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;</p> <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and</p> <p>g) taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:</p> <p>i. the availability of alternative suitable sites outside the green belt;</p> <p>ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</p> <p>iii. the potential of the site to support regeneration within deprived areas; and</p> <p>iv. the potential of the site to provide support to facilities and services in rural areas.</p> | |
| <p>DS5 Presumption in Favour of Sustainable Development When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>ii. Specific policies in that Framework indicate that development should be restricted.</p> | No direct costs to development |
| <p>DS6 Level of Housing Growth Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.</p> | Land use policy only – no costs to development |
| <p>DS7 Meeting the Housing Requirement The housing requirement of 16,776 new homes between 2011 and 2029 will be met from the following categories:</p> <p>Sites completed between 1st April 2011 and 31st March 2016 -2051 Sites with outstanding planning permission at 1st April 2016 -6933 Commitments (major sites) April and May 2016 - 225 An allowance for windfall sites coming forward between April 2015 and March 2029 - 1010 Small urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable - 266 Consolidation of existing employment areas and canalside regeneration - 200 Sites allocated in this Plan - 6454 Total 17,139</p> | Land use policy only – no costs to development |
| DS8 Employment Land | Land use policy only – no costs to development |

| Policy | Cost impact (if any) | | | | | | | | | | | | | | | | |
|--|---|---------|--|------|--|-------------------------------|--|-------|---|------------------------------|---------|-------|--|--|---------|--|--|
| Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period. | | | | | | | | | | | | | | | | | |
| <p>DS9 Employment Sites to be Allocated</p> <p>To meet the employment land needs of the district, an additional 19.7 hectares of employment land for B class uses is allocated at the following strategic sites, as identified on the Policies Map:</p> <table><tr><td>Ref</td><td>Site</td><td>Size</td><td>Uses</td></tr><tr><td>E1</td><td>Land at Thickthorn Kenilworth</td><td>8 ha</td><td>B1/B2</td></tr><tr><td>E2</td><td>Land at Stratford Rd Warwick</td><td>11.7 ha</td><td>B</td></tr><tr><td>Total</td><td></td><td>19.7 ha</td><td></td></tr></table> <p>An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)</p> | Ref | Site | Size | Uses | E1 | Land at Thickthorn Kenilworth | 8 ha | B1/B2 | E2 | Land at Stratford Rd Warwick | 11.7 ha | B | Total | | 19.7 ha | | Land use policy only – no costs to development |
| Ref | Site | Size | Uses | | | | | | | | | | | | | | |
| E1 | Land at Thickthorn Kenilworth | 8 ha | B1/B2 | | | | | | | | | | | | | | |
| E2 | Land at Stratford Rd Warwick | 11.7 ha | B | | | | | | | | | | | | | | |
| Total | | 19.7 ha | | | | | | | | | | | | | | | |
| <p>DS10 Broad Location of Allocated Housing Sites</p> <table><tr><td>Urban brownfield sites</td><td>949</td></tr><tr><td>Greenfield sites on the edge of Coventry</td><td>2245</td></tr><tr><td>Greenfield sites on the edge of Kenilworth</td><td>1593</td></tr><tr><td>Greenfield sites on the edge of Warwick, Leamington and Whitnash</td><td>4904</td></tr><tr><td>Sites within Growth Villages and the rural area</td><td>968</td></tr><tr><td>Total</td><td>10659</td></tr></table> | Urban brownfield sites | 949 | Greenfield sites on the edge of Coventry | 2245 | Greenfield sites on the edge of Kenilworth | 1593 | Greenfield sites on the edge of Warwick, Leamington and Whitnash | 4904 | Sites within Growth Villages and the rural area | 968 | Total | 10659 | Land use policy only – no costs to development | | | | |
| Urban brownfield sites | 949 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Coventry | 2245 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Kenilworth | 1593 | | | | | | | | | | | | | | | | |
| Greenfield sites on the edge of Warwick, Leamington and Whitnash | 4904 | | | | | | | | | | | | | | | | |
| Sites within Growth Villages and the rural area | 968 | | | | | | | | | | | | | | | | |
| Total | 10659 | | | | | | | | | | | | | | | | |
| <p>DS11 Allocated housing sites</p> <p>Identifies specific sites allocated for housing development and associated infrastructure</p> | Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations. | | | | | | | | | | | | | | | | |
| <p>DS12 Allocation of Land for Education</p> <p>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and, if deemed the most appropriate location, a primary school.</p> <p>In the case of Southcrest Farm the whole area of the site is unlikely to be required for educational purposes. Any land within this site that is surplus to the educational requirement is therefore allocated for housing (see Policy DS11).</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS13 Allocation of Land for a Country Park</p> <p>Land adjoining the Tach Brook, as shown on the Policies Map, is allocated for a Country Park</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS14 Allocation of Land for a Community Stadium and associated uses</p> <p>Land at Myton, adjoining Warwick Technology Park (as shown on the Policies Map) is allocated as a Community Stadium to provide a community sports complex and complementary uses.</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |
| <p>DS15 – Comprehensive Development of Strategic Sites</p> <p>Identifies location of strategic sites and anticipated community infrastructure</p> | Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations. | | | | | | | | | | | | | | | | |
| <p>DS16 Sub-Regional Employment Site</p> <p>Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map is allocated as a major employment site (B1, B2 and B8 uses) of sub-regional significance.</p> <p>The Council will require that a Masterplan or Development Brief is prepared, which will ensure that the site is developed in a comprehensive manner.</p> | Land use policy only – no costs to development | | | | | | | | | | | | | | | | |

| Policy | Cost impact (if any) |
|--|--|
| <p>DS17 Supporting Canalside Regeneration and Enhancement The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:</p> <ul style="list-style-type: none"> i. assess the canals in the district and their environment and setting; ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and iii. identify areas for protection, where these are appropriate, throughout the canal network within the district. <p>This document will designate particular areas and uses and will set out policies for use in assessing planning applications.</p> | <p>Land use policy only – no costs to development</p> |
| <p>DS18 Green Belt The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.</p> | <p>Land use policy only – no costs to development</p> |
| <p>DS19 Review of the Local Plan The Plan will be reviewed (either wholly or partially) prior to the end of the plan period in the event of one or more of the following circumstances arising: -</p> <ul style="list-style-type: none"> a) Through the Duty to Co-operate, it is necessary to accommodate the development needs of another local authority area within the district and these development needs cannot be accommodated within the Local Plan's existing strategy; b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed; c) The monitoring of the Local Plan (in line with the Delivery and Monitoring Activities section and particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements; d) Development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS20). The Council has committed to a partial review of this area within five years of adoption to consider whether additional housing is needed and the availability of infrastructure to deliver it; e) Any other reasons that render the Plan, or part of it, significantly out of date. <p>In any event the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required.</p> <p>In the event that a review is required, work on it will commence immediately.</p> | <p>No direct costs to development</p> |
| <p>DS20 Directions for Growth South of Coventry The Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (DS11). The area to which this policy relates effectively covers land to the immediate south of the boundary between Coventry City Council and Warwick District Council. It is defined broadly: -</p> <ul style="list-style-type: none"> a) to the north by the boundary of the city of Coventry, including the University of Warwick Campus where it lies within / adjacent to the boundary of Warwick District; b) to the south by the emergent line of HS2; c) to the east by the current built-up area and by the A46; d) to the west by the outskirts of the settlement of Burton Green. <p>Individual development proposals within this area should support the comprehensive longer-term planning of the area, given that the quantum of growth means that strategic development activity here is very likely to run into the next plan period.</p> <p>When development is being proposed, masterplans, development briefs and planning applications should clearly demonstrate how they have positively addressed any infrastructure pressures</p> | <p>Land use policy only – no direct costs to development</p> |

| Policy | Cost impact (if any) |
|--|---|
| <p>(including infrastructure that may be required in Coventry) that may impact on their sites.</p> <p>The area to which this policy relates will be subject to an early partial local plan review within five years of the date of adoption of the plan (DS19). This will allow the Council to address any additional evidence regarding the need and potential for development in this area and in particular to ascertain whether necessary infrastructure has become available to allow safeguarded land to be brought forward to meet local housing need, should additional housing be required.</p> <p>Proposals for development in the area should demonstrate how they have addressed the following broad principles: -</p> <ul style="list-style-type: none"> i. proposals should take account of the potential for a new link road, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central; ii. identified and emerging strategic infrastructure improvements must be taken into account, including provision for improvements to highways junctions, road capacity improvements and public transport links. iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1); iv. improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be provided where practical and viable; this may involve contributions to suitable schemes. | |
| <p>DS21 Safeguarded Land</p> <p>Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer term strategic development needs beyond the Local Plan period.</p> <p>The following principles apply to safeguarded land:</p> <ul style="list-style-type: none"> a) It is not allocated for development at the present time; b) Local Plan policies relating to development in the rural area and open countryside will apply; c) Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted; d) The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development. <p>Safeguarded land is identified on the policies map in the following location:</p> <ul style="list-style-type: none"> <input type="checkbox"/> S1 - Land south of Westwood Heath Road | Land use policy only – no direct costs to development |
| DS22 Former Police HQ, Leek Wootton | Site specific requirements for allocated site |
| <p>DS23 Land for outdoor sports and recreation in Kenilworth Land at Castle Farm (SP1) and land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, is allocated for the provision of outdoor sport.</p> <p>Appropriate facilities associated with the provision of outdoor sport will be permitted provided that they preserve the openness of the green belt and do not conflict with the purposes of including land within it.</p> | Land use policy only |
| <p>PC0 Prosperous Communities</p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with the following principles:</p> <ul style="list-style-type: none"> a) to support more sustainable patterns of growth focusing development, where it can, on previously developed land in the most sustainable locations; | Land use policy only |

| Policy | Cost impact (if any) |
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| b) to ensure employment opportunities are provided to balance housing growth across the District; c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering; d) to deliver a local economic and prosperity strategy; e) to enable thriving and vibrant town centres that fulfil a range of functions; f) to support major sites in the District that play a key role in the economy; g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres; i) to support opportunities for regeneration | |
| EC1 Directing new employment development Identifies where new employment development will be directed | Land use policy only |
| EC2 Farm Diversification Proposals for the diversification of agricultural and land-based rural businesses will be permitted in line with the following criteria: a) Best and most versatile agricultural land is protected b) The scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character c) Existing buildings are used in preference to new buildings In the green belt proposals will be permitted in line with national policy. | Land use policy only |
| EC3 Protecting Employment Land and Buildings Outside town centres, the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless: a) it can be demonstrated that there is an adequate supply of allocated employment sites in the district having regard to quantity and quality; b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable; c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses; d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas (Policy DS8) or e) the proposal is solely for affordable housing as defined in national guidance. The redevelopment or change of use of existing or committed employment land and buildings (Use Classes B1, B2 and B8) on the sub-regional employment land allocation (DS16) or the Thickthorn, Kenilworth 42 allocation (E1) will not be permitted. | Land use policy only. Will prevent certain sites being redeveloped for other uses. |
| TC1 Protecting and Enhancing the Town Centres Subject to Policies TC2 to TC16 and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre. | Land use policy only |
| TC2 Directing Retail Development Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map. Where suitable sites are not available in the retail areas, sites on the edge of the retail areas will be considered and, if no suitable sites | Land use policy only |

| Policy | Cost impact (if any) |
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| are available in any of the preferred locations, out-of-centre sites will be considered. Where sites on the edge of the retail areas are considered, preference will be given within each category to accessible sites that are well connected with the retail area. Evidence of the impact on the retail area will be required where the proposal is above 500 sq. m gross floorspace. | |
| TC3 Safeguarding Existing and Potential Retail Floorspace Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas, where changes to hotels (Use Class C1) and assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7. | Land use policy only |
| TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses. | Land use policy only |
| TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre Proposals for large-scale shopping development that satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:- a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre; b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal. | Land use policy only |
| TC6 Primary Retail Frontages Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :- a) No more than 25% of the total length of the frontage would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres. | Land use policy only |
| TC7 Secondary Retail Areas Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food takeaways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that: a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres. In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area. | Land use policy only |
| TC8 Warwick Café Quarter | Land use policy only |

| Policy | Cost impact (if any) |
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| Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map. When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed. | |
| TC9 Royal Leamington Spa Restaurant and Café Quarter Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map. When granting planning permission for restaurant and café uses (Use Class A3), permitted development rights for changes of use to financial and professional services (Use Class A2) will be removed. | Land use policy only |
| TC10 Royal Leamington Spa Area Action Plan (AAP) During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre. | No identified costs to development from this commitment |
| TC11 Warwick Town Centre Mixed Use Area Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaways (Use Class A5), or hotels (Use Class C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted. | Land use policy only – no costs to development |
| TC12 Protecting Town Centre Employment Land and Buildings Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted. | Land use policy only |
| TC13 Protecting the Residential Role of Town Centres Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area. | Land use policy only |
| TC14 Protecting Residential Uses of Upper Floors Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted. | Land use policy only |
| TC15 Access to Upper Floors in Town Centres Development that denies access to the upper floors of buildings within the town centres will not be permitted | Land use policy only |
| TC16 Design of Shopfronts New or replacement shop fronts will be permitted where:- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and b) They do not involve single shop fronts spreading over two or more frontages. Where original or period shopfronts exist, these should be kept and restored. | Land use policy only |
| TC17 Local Shopping Facilities Local Shopping Centres Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:- | Land use policy only Restrictions are somewhat superseded by changes in to use classes in September 2020 |

| Policy | Cost impact (if any) |
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| <p>a) The shop unit has been vacant for a period of at least one year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least nine months without success: or</p> <p>b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre that meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%. Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility that can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.</p> <p>Protecting local shops outside of town and local shopping centres In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will not be permitted.</p> <p>Rural shops and services In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-</p> <p>a) The unit is no longer financially viable</p> <p>b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and</p> <p>c) All reasonable other options to find a new use for the unit have been pursued</p> | |
| <p>TC18 Farm Shops Development of new farm shops and the extension of existing farm shops will be permitted where:</p> <p>a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and</p> <p>b) It would not have an adverse impact on existing rural shops in the local area</p> <p>A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.</p> | Land use policy only |
| <p>CT1 Directing New Meeting Places, Tourism, Leisure, Cultural and Sports Development New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered. Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq. m gross floor space</p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or</p> <p>b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car.</p> | |
| <p>CT2 Directing New or Extended Visitor Accommodation New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1. Other new or extended visitor accommodation with urban areas will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport. Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area. Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.</p> | Land use policy only |
| <p>CT3 Protecting Existing Visitor Accommodation in Town Centres Redevelopment or change of use from visitor accommodation at ground floor level within the town centres will only be permitted where it can be demonstrated that:</p> <p>a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);</p> <p>b) there is evidence of adequate capacity to meet need within alternative accommodation within the same town centre; or</p> <p>c) the accommodation is no longer viable and no other parties are willing to acquire it for that use Above ground floor level, criteria b) and c) only will be applied to such proposals.</p> | Land use policy only |
| <p>CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:</p> <p>a) establish new uses which are not ancillary to the normal business of the operation;</p> <p>b) generate significant volumes of additional traffic; and</p> <p>c) harm the character of the area.</p> | Land use policy only |
| <p>CT5 Camping and Caravan Sites Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and would not generate significant volumes of traffic. Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the green belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.</p> | Land use policy only |
| <p>CT6 Warwick Castle and St Mary's Lands, Warwick Development at Warwick Castle or St Mary's Land, including Warwick Racecourse (within the boundaries defined on the Policies</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>Map), will be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each will provide the framework within which planning applications will be determined and will:</p> <ul style="list-style-type: none"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes); d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and e) identify how the proposals support the vitality and viability of the local economy | |
| <p>MS1 University of Warwick Development at the University of Warwick will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities. The Masterplan should set out how proposals will contribute to the University delivering a world-class educational campus including the range of uses associated with that. It will provide the framework within which further planning applications will be determined. As such the Masterplan should:</p> <ul style="list-style-type: none"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; c) identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and d) identify how the proposals support the vitality of the local and /or sub- regional economy | Land use policy only |
| <p>MS2 Major Sites in the Green Belt Due to the importance of the former Honiley Airfield and Stoneleigh Park to the economy and the district, there may be very special circumstances to justify further development in addition to that already identified within existing masterplans (within the boundary identified on the Policies Map). In order to ensure that development proposals are appropriate the Council will support the preparation of masterplans, planning applications or development briefs for the former Honiley Airfield and Stoneleigh Park, which demonstrate that the sites continue to contribute to the openness and the purposes for including the land in the green belt, and which comply with other relevant policies in this Plan. In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the masterplan. If, as a result of the impact of HS2, development is demonstrably required in the green belt, "very special circumstances" may exist. The range of potentially acceptable uses for development of the Park (within the boundary identified on the Policies Map) will be restricted to those associated with rural innovation and equine activities and appropriate ancillary uses. In the case of the former Honiley Airfield the range of uses on the site will be restricted to the automotive and motorsport industries and employment associated with these sectors.</p> | Land use policy only |
| H0 Housing | Affordable housing requirements tested through specific policy later |

| Policy | Cost impact (if any) |
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| <p>To ensure the district has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <ul style="list-style-type: none"> a) provide in full for the district's housing requirement; b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the district that are most highly valued and which, where appropriate, support and regenerate existing communities; and c) ensure new housing delivers the quality and mix of homes needed in the district including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers. | |
| <p>H1 Directing New Housing Housing development will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) Within the Urban Areas, as identified below and on the Policies Map; b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map; c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; d) in the open countryside where: <ul style="list-style-type: none"> i. the site is adjacent to the boundary of the urban area or a growth village, and ii. there is an identified housing need to which the proposed development can contribute, and iii. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan. e) Elsewhere within the open countryside; where: <ul style="list-style-type: none"> i. the development is for rural affordable housing, in accordance with Policy H3; ii. the development is for a rural worker in accordance with Policy H12; iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; iv. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or v. the design of the dwelling is of very exceptional quality or innovative nature Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing. | Land use policy only |
| <p>H2 Affordable Housing Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing. The amount of affordable housing, the form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations.</p> | Tested in the appraisals. |

| Policy | Cost impact (if any) |
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| <p>Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -</p> <ul style="list-style-type: none"> a) the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two; b) the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information; c) the accommodation provided will be genuinely available to those households who have been identified as being in housing need; d) the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces; e) the affordable housing will meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (NPPF) in terms of tenure, eligibility and provider. If the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the definition of affordable housing shall be taken to be as defined by such later national guidance;; f) the affordable housing will be built within an agreed timescale; and g) the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need. <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p> | |
| <p>H3 Affordable Housing on Rural Exception Sites The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:</p> <ul style="list-style-type: none"> a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way; b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and c) the following principles are established: <ul style="list-style-type: none"> i. all of the housing provided will only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality; ii. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; <p>In locations outside of the green belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:</p> <ul style="list-style-type: none"> a) the number of market homes is the minimum necessary to deliver the affordable housing; b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and c) a development appraisal is provided to the Council as supporting evidence. | <p>Land use policy only – land values will be limited due to the restriction on market housing.</p> <p>The balance between number of market homes required to cross-subsidise the delivery of the affordable housing may change marginally as a result of changing policy requirements.</p> |
| <p>H4 Securing a Mix of Housing The Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing</p> | <p>Typologies include a mix of housing assessed by DM team as meeting the requirements of policy H4</p> |

| Policy | Cost impact (if any) |
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| <p>needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.</p> <p>In assessing the housing mix in residential schemes, the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:</p> <p>a) physical constraints, such as those associated with small sites of less than five houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies);</p> <p>b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low / medium densities may not be appropriate;</p> <p>c) sites with severe development constraints where housing mix may impact on viability;</p> <p>d) sites where particular house types and / or building forms may be required in order to sustain or enhance the setting of a heritage asset; and</p> <p>e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need.</p> | |
| <p>H5 Specialist Housing for Older People</p> <p>Planning permission for specialist housing for older people will be granted where:</p> <p>a) the site is in close proximity to shops, amenities and public transport. This will not normally be within the open countryside or within the boundaries of Limited Infill Villages (as set out in Policy H1); and</p> <p>b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</p> <p>c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</p> | Land use policy only |
| <p>H6 Houses in Multiple Occupation and Student Accommodation</p> <p>Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:</p> <p>a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100m radius of the application site does not exceed 10% of total dwelling units;</p> <p>b) the application site is within 400m walking distance of a bus stop;</p> <p>c) the proposal does not result in a non-HMO dwelling being sandwiched between two HMOs;</p> <p>d) the proposal does not lead to a continuous frontage of three or more HMOs; and</p> <p>e) adequate provision is made for the storage of refuse containers whereby -</p> <p>i. the containers are not visible from an area accessible by the general public, and</p> <p>ii. the containers can be moved to the collection point along an external route only.</p> <p>Exceptions to a) may be made where the application site is located:</p> <p><input type="checkbox"/> on the campus of the University of Warwick or Warwickshire College or;</p> <p><input type="checkbox"/> on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking)</p> <p>Exceptions to e) may be made if alternative arrangements for the storage and movement of containers</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| are agreed in writing by the Council's Contract Services section. | |
| <p>H7 Meeting the Accommodation Needs of Gypsies and Travellers The Council will produce a Development Plan Document (DPD) that will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over the plan period (25 of which should be within the first five years). Monitoring of such sites will inform future requirements. The Council will support Warwickshire County Council in its proposal to provide one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire. However the DPD will ensure that the district's transit need of six – eight pitches will be met by providing a transit site. This will be addressed by considering planning applications against the criteria in Policy H8 and /or by bringing further sites forward in line with this Policy. Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8.</p> | Land use policy only |
| <p>H8 New Gypsy and Traveller Sites Applications for new Gypsy and Traveller sites will be approved provided that: a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities; b) the site would not result in permanent and transitory pitches being co-located; c) the site has good access to the major road network; d) the site is of a suitable size to accommodate up to 15 pitches; e) it can be demonstrated that infrastructure requirements can be adequately met; and f) there is potential for the site to be adequately screened.</p> | Land use policy only |
| <p>H9 Compulsory Purchase of Land for Gypsy and Traveller Sites The Council will consider using compulsory purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners. This will only be considered as a last resort if all efforts have failed to deliver the planned requirement</p> | Land use policy only |
| <p>H10 Bringing forward Allocated Sites in the Growth Villages Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up-to-date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the district as set out in the latest Strategic Housing Market Assessment.</p> | Land use policy only |
| <p>H12 Housing for Rural Workers Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether: a) there is a clear functional need for the person to be readily available on the site at most times; b) the worker is fully or primarily employed on the site to which the proposal relates; c) the business is financially sound and has a clear prospect of remaining so; d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and</p> | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.</p> <p>Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of three years provided that criteria a), b), d) and e) in this policy are met.</p> | |
| <p>H13 Replacement Dwellings in the Open Countryside</p> <p>Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.</p> | Land use policy only |
| <p>H14 Extensions to Dwellings in the Open Countryside</p> <p>Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings), which:-</p> <ul style="list-style-type: none"> a) do not respect the character of the original dwelling by retaining its visual dominance; b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or c) substantially alter the scale, design and character of the original dwelling. | Land use policy only |
| <p>H15 Custom and Self-build Housing Provision</p> <p>Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:</p> <ul style="list-style-type: none"> a) sites to the south of Coventry b) other major strategic housing sites c) brownfield sites in built-up areas, d) growth villages e) appropriate locations within infill villages <p>subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.</p> <p>Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.</p> <p>The Council will produce an SPD to assist in the delivery of self / custom build dwellings.</p> | Land use policy only |
| <p>SC0 Sustainable Communities</p> <p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> a) deliver high-quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully co-ordinated; c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision; d) ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking; e) take account of community safety, including measures to prevent crime and road accidents; f) provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space; | Reflects good practice for development. Specific policies later in this section deal with many of these points in more detail. |

| Policy | Cost impact (if any) |
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| <p>g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;</p> <p>h) ensure proposals are adaptable to climate change;</p> <p>i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;</p> <p>j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;</p> <p>k) protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and</p> <p>l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding</p> | |
| <p>BE1 Layout and design</p> <p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <p>a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;</p> <p>b) relate well to local topography and landscape features (see policy NE4);</p> <p>c) reinforce or enhance the established urban character of streets, squares and other spaces;</p> <p>d) reflect, respect and reinforce local architectural and historical distinctiveness;</p> <p>e) enhance and incorporate important existing features into the development;</p> <p>f) respect surrounding buildings in terms of scale, height, form and massing;</p> <p>g) adopt appropriate materials and details;</p> <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);</p> <p>j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);</p> <p>k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;</p> <p>m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;</p> <p>n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;</p> <p>o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;</p> <p>p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and</p> <p>q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance</p> <p>Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p> | <p>Reflects good practice and provides facilities and features which ensure developments are marketable and meet buyers' reasonable requirements.</p> |

| Policy | Cost impact (if any) |
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| <p>BE2 Developing Significant Housing Sites Development sites of over 200 dwellings, sites that (in combination with other sites) form part of a wider development area that exceeds 200 dwellings or other developments that have a significant impact on the character and appearance of an area will be expected to comply with a development brief. Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below. Development briefs will be prepared for all these sites, setting out requirements for:</p> <ul style="list-style-type: none"> a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan); b) layout proposals, including where appropriate linkages and alignment with adjoining sites; c) densities (which should not be lower than 30 dwellings per hectare on average); d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12; e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure; f) landscaping; g) site access and circulation; h) managing and mitigating traffic generation (see policy TR2); i) the requirements set out in Policy BE1; j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term; and k) protection and enhancement of the historic environment | <p>Requirement for a Design and Access Statement is standard good practice for a major development.</p> |
| <p>BE3 Amenity Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.</p> | <p>Will prevent some sites being developed at densities that developers may prefer, but this should be anticipated prior to site purchase</p> |
| <p>BE4 Converting Rural Buildings Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> a) the building is of permanent and substantial construction; b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation; c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building; d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and; e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. | <p>Land use policy only</p> |
| <p>BE5 Broadband Infrastructure Residential and employment developments will be encouraged to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology.</p> | <p>This reflects a basic requirement of potential purchasers and tenants and developments are unlikely to be marketable without these facilities</p> |
| <p>BE6 Electronic Communications (Telecommunications and Broadband) The Council will support the development of electronic communications networks including telecommunications and high</p> | <p>Land use issue only</p> |

| Policy | Cost impact (if any) |
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| <p>speed broadband. In considering proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> a) the needs of telecommunications operators, b) any technical constraints on location of telecommunications apparatus, c) the potential for sharing sites, d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. <p>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</p> <p>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset unless:</p> <ul style="list-style-type: none"> i. there is no other technically suitable location that both meets operational requirements and causes less environmental harm; ii. the benefits of the proposals demonstrably outweigh the level of harm resulting from the development. <p>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</p> | |
| <p>TR1 Access and Choice</p> <p>Development will only be permitted that provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, emergency vehicles, delivery vehicles, refuse vehicles and other users of motor vehicles, as appropriate.</p> <p>Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, emergency services and public transport services; c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development; d) where practical, incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and; e) have taken account of the needs of people with disabilities by all modes of transport. | <p>Design requirements reflect good practice for development.</p> <p>Costs of electric vehicle charging incorporated into the appraisals</p> |
| <p>TR2 Traffic Generation</p> <p>All large-scale developments (both residential and non-residential) that result in the generation of significant traffic movements should be supported by a Transport Assessment, and where necessary a Travel Plan, to demonstrate the practical and effective measures to be taken to avoid the adverse impacts of traffic.</p> <p>Any development that results in significant negative impacts on the health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement may be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> | <p>Reflects good practice already deployed by developers.</p> |

| Policy | Cost impact (if any) |
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| All measures required in the policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality. | |
| TR3 Parking Development will only be permitted that makes provision for parking which:- a) has regard to the location and accessibility of the site by means other than the private car; b) does not result in on-street car parking detrimental to highway safety; c) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and d) takes account of the requirements of commercial vehicles. Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document. | Reflects good practice already deployed by developers |
| TR4 Safeguarding for Transport Infrastructure Development within the areas safeguarded for the following transport infrastructure, as shown on the Policies Map, will not be permitted where it could inhibit the effective delivery of the infrastructure: a) High Speed Rail 2 b) Areas of search for park and ride | Land use policy only |
| TR5 Safe Operation of Aerodromes Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome | Land use policy only |
| HS1 Healthy, Safe and Inclusive Communities The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals that: a) provide homes and developments that are designed to meet the needs of older people and those with disabilities; b) provide energy efficient housing to help reduce fuel poverty; c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety; d) contribute to the development of a high-quality, safe and convenient walking and cycling network; e) contribute to a high-quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure; h) deliver or contribute to new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; i) provide good access to local shops, employment opportunities, services, schools and community facilities, and; j) do not involve the loss of essential community buildings and social infrastructure. | Reflects best practice already deployed by developers |
| HS2 Protecting Open Space, Sport and Recreation Facilities Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless: a) an alternative can be provided that is at least equivalent in terms of size, quality, accessibility, | Land use policy only |

| Policy | Cost impact (if any) |
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| <p>usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or</p> <p>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</p> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p> | |
| <p>HS3 Local Green Space</p> <p>The Council supports the principle of designating land as Local Green Space.</p> <p>Local communities, through Neighbourhood Plans, may designate Local Green Spaces that are demonstrably special to their local community and of particular local significance in accordance with national planning policy.</p> | Land use policy only |
| <p>HS4 Improvements to Open Space, Sport and Recreation Facilities</p> <p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and district-wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development.</p> <p>Where appropriate, applicants will be required to ensure that provision is made for:</p> <p>a) well-designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);</p> <p>b) appropriate children's play facilities that are visible from nearby houses but not so close they would cause disturbance, and;</p> <p>c) outdoor and / or indoor sport accessible by walking, cycling and public transport</p> <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site, provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p> | <p>Assumed to be collected through CIL or within normal levels of planning obligations.</p> <p>On-site open space addressed within gross area of site, with net developable area adjusted accordingly</p> |
| <p>HS5 Directing Open Space, Sport and Recreation Facilities</p> <p>The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:</p> <p>a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and / or Green Space Strategy, and;</p> <p>b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:</p> <p>i. the proposal is accessible to the community it proposes to serve by means other than the private car; and</p> <p>ii. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.</p> <p>Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.</p> <p>The Council considers the green belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it.</p> | <p>Land use policy only</p> <p>Provision of playing pitches on-site are addressed within gross area of site, with net developable area adjusted accordingly</p> |
| <p>HS6 Creating Healthy Communities</p> | Reflects good practice already deployed by developers |

| Policy | Cost impact (if any) |
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| <p>Development proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <ul style="list-style-type: none"> a) good access to healthcare facilities; b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks; c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of age, health or disability; d) high-quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure); e) access to high quality and safe green or open spaces; and f) access to opportunities to partake in indoor and outdoor sport and recreation. | |
| <p>HS7 Crime Prevention The layout and design of development will be encouraged to minimise the potential for crime and antisocial behaviour and improve community safety. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) orientate and design buildings to enable natural surveillance of public spaces and parking areas; b) define private, public and communal spaces; c) create a sense of ownership of the local environment; and d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development. | Reflects good practice already deployed by developers |
| <p>HS8 Protecting Community Facilities Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) There are similar facilities accessible to the local community by means other than the car, and either; b) The facility is redundant and no other user is willing to acquire and manage it, or; c) There is an assessment demonstrating a lack of need for the facility within the local community. | Land use policy only |
| <p>CC1 Planning for Climate Change Adaptation All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <ul style="list-style-type: none"> a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures; b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1; c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3; d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2; <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p> | Most elements of this policy reflect good practice already deployed by developers. |
| <p>CC2 Planning for Renewable Energy and Low Carbon Generation Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> | <p>Land use policy only</p> <p>Partially replaced by NZC DPD policy</p> |

| Policy | Cost impact (if any) |
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| <p>a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;</p> <p>b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;</p> <p>c) the design will ensure that heritage assets including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their significance;</p> <p>d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future climate change strategies;</p> <p>e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging district heating systems);</p> <p>f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; and,</p> <p>g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.</p> <p>Also, for wind energy proposals, planning permission will only be granted if:</p> <p>h) the development is in an area identified in either the Local Plan or a Neighbourhood Plan as being suitable for wind energy; and,</p> <p>i) following consultation, it can be demonstrated that the planning impacts identified by local communities affected by the proposal have been fully addressed and that the proposal has the backing of those communities.</p> | |
| <p>CC3 Buildings Standards and other Sustainability Requirements</p> <p>All non-residential development over 1000 sq. m is required to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent), unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.</p> <p>The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) on the strategic sites identified in this Plan.</p> | <p>This policy has been superseded by the proposed changes in the NZC DPD.</p> |
| <p>FW1 Reducing Flood Risk</p> <p>Planning applications should be submitted in line with the revised validation checklist that has guidance on the national approach to meeting the sequential and exception tests and meeting the requirements of the NPPF.</p> <p>Developers are advised to review the Environment Agency's 1 flood map for planning at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</p> <p>a) there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding.</p> <p>b) land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme.</p> <p>c) new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community.</p> | <p>Land use policy only</p> <p>Land value for any sites in floodplains will need reflect the abnormal costs of mitigation, as required by the PPG.</p> |

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| <p>d) all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum eight metre buffer strip from the top of bank of all watercourses.</p> <p>e) new development must be resilient to surface water, fluvial and pluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard (see glossary) for climate change to ensure new development is safe. Where development lies adjacent to a watercourse, the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and:</p> <ul style="list-style-type: none"> <input type="checkbox"/> there will be no impact upon priority habitat or designated sites of nature conservation; <input type="checkbox"/> modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan; <input type="checkbox"/> culverting open watercourses will not be allowed. | |
| <p>FW2 Sustainable Drainage All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure. All new development sites will discharge at the QBAR (see glossary) greenfield run-off rate, including an allowance for climate change; for sites with a life expectancy of less than 60 years, a 20% allowance must be applied; for sites with a greater than 60-year life expectancy, the allowance must be 30%. SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a masterplanned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure, including green roofs, walls and rain gardens. For development sites that are suspected to be contaminated, the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site-specific basis.</p> | <p>Reflects best practice already deployed by developers</p> |
| <p>FW3 Water Efficiency The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres / person / day. This includes five litres / person / day for external water usage</p> | <p>Reflects good practice already deployed by developers</p> |
| <p>FW4 Water Supply Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> a) minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water, having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study b) In accordance with the Water Framework Directive's objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP). | <p>Standard requirement for developers to work with statutory undertaker to ensure adequate supply is available</p> |

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| <p>HE1 Designated Heritage Assets and their setting Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> a) The nature of the heritage asset prevents all reasonable uses of the site; and b) No viable use of the heritage asset itself can be found that will enable its conservation; and c) Conservation by grant funding or charitable or public ownership is not possible; and d) The harm or loss is outweighed by the benefit of bringing the site back into use. <p>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> | <p>Standard requirement for heritage assets and reflected in value of such sites.</p> |
| <p>HE2 Conservation Areas There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area. Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.</p> | <p>Land use policy only. Land values will need to reflect the presumption of retention of existing buildings</p> |
| <p>HE3 Locally Listed Historic Assets Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset. Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p> | <p>Standard approach to heritage assets.</p> |
| <p>HE4 Archaeology Development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances. There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p> | <p>Standard approach. Land values will be required to reflect these requirements.</p> |
| <p>NE1 Green Infrastructure The Council will protect, enhance and restore the district's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <p>The Council recognises the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure</p> | <p>Land use policy only</p> |

| Policy | Cost impact (if any) |
|--|--|
| <p>Strategy and will support the periodic updating of this important strategic document.</p> <p>The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale;</p> <ul style="list-style-type: none"> • protecting and enhancing existing habitats and restoring fragmented areas; • ensuring access to natural green space; and • improvements to landscape character. | |
| <p>NE2 Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>Sites of National Importance</p> <p>Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <p>Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.</p> <p>Sites of Local Importance</p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity;</p> <ul style="list-style-type: none"> a) Ancient Woodland, aged and veteran trees; b) Local Nature Reserves; c) Local Wildlife Sites and potential Local Wildlife Sites; d) Local Geological Sites; e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance. <p>All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:</p> <ul style="list-style-type: none"> i. the proposal is justified against the above criteria, and ii. where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site / asset in the ecological assessment. | <p>Land use policy only</p> |
| <p>NE3 Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and / or restores habitat biodiversity.</p> <p>Development proposals will be expected to ensure that they:</p> <ul style="list-style-type: none"> a) lead to no net loss of biodiversity, and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts; b) protect or enhance biodiversity assets and secure their long term management and maintenance, and; c) avoid negative impacts on existing biodiversity. <p>Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p> | <p>Cost of green roofs incorporated into the appraisals as a proxy measure for enhancing biodiversity.</p> |
| <p>NE4 Landscape</p> | |

| Policy | Cost impact (if any) |
|--|--|
| <p>New development will be permitted that positively contributes to landscape character.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> a) integrate landscape planning into the design of development at an early stage; b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area; g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas; h) maintain the existence of viable agricultural units, and; i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. | <p>Reflects good practice already deployed by developers</p> |
| <p>NE5 Protection of Natural Resources</p> <p>Development proposals will be permitted provided that they ensure that the district's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors; b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors; c) do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district; there will be a presumption against development within a groundwater SPZ1 that would physically disturb an aquifer; d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes; e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place; f) where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies. | <p>Reflects good practice already deployed by developers</p> |
| <p>NE6 High Speed Rail 2 (HS2)</p> <p>The Council, when considering requests for approval in respect of HS2 works under the special planning provisions established by the Act, will seek appropriate mitigation of any significant environmental</p> | <p>Not relevant to developments</p> |

| Policy | Cost impact (if any) |
|---|---|
| effects of HS2 on the natural environment, businesses and residents of the district subject to the requirements of the Act. | |
| <p>NE7 Use of Waterways The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:</p> <ul style="list-style-type: none"> a) adversely affect the integrity of the waterway structure; b) adversely affect the quality of the water; c) result in pollution due to unauthorised discharges and run off or encroachment; d) adversely affect the landscape, heritage, ecological quality and character of the waterways; e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network. | Reflects good practice already deployed by developers |
| <p>DM1 Infrastructure Contributions Development will be expected to provide, or contribute towards provision of:</p> <ul style="list-style-type: none"> a) Measures to directly mitigate its impact and make it acceptable in planning terms, and b) Physical, social and green infrastructure to support the needs associated with the development. <p>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan. The Council will, where appropriate, seek to secure site-specific infrastructure investments and / or contributions as well as off-site contributions and / or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account. Developer contributions in the form of Planning Obligations and / or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan. The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p> | CIL and Section 106 allowances incorporated in the appraisals. |
| <p>DM2 Assessing Viability Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies that refer to the provision and funding of infrastructure), unless it can be demonstrated that the policies will result in the development being unviable. Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process. Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense. Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.</p> | <p>Standard approach.</p> <p>Amended to include carbon offsetting</p> |

Appendix 2 - Typology details

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 27 | 28 |
|----------------------|---------------------------------|-----------------|---------------|---------------|---------|--------------|-------------|------------------------------|----------------------|------------|-----------|----|--------------|---------------|--------------------------------|------------------------|------------------|---------------|----|
| WARWICK DC - NZC DPD | | | | | | Years 1 - 5 | | Floor areas - proposed (sqm) | | | | | | | | | | | |
| Site ref | Typology description | Gross Site area | Net site area | Site coverage | Heights | No of Houses | No of Flats | Resi costs Houses | Resi costs GIA Flats | GIA Houses | GIA flats | | Retail A1-A- | Retail S'Mark | Note: B1 office inlcudes B1(b) | B1(c) and B B8 storage | Total resi units | Total resi FS | |
| 1 | Very small housing scheme | 0.10 | 0.10 | 16% | 2 | 3 | - | 1,255 | 1,500 | 315 | - | | - | - | - | - | 3 | 315 | |
| 2 | Small housing scheme | 0.30 | 0.30 | 14% | 2 | 9 | - | 1,255 | 1,500 | 845 | - | | - | - | - | - | 9 | 845 | |
| 3 | Medium housing scheme | 0.82 | 0.82 | 14% | 2 | 25 | - | 1,255 | 1,500 | 2,375 | - | | - | - | - | - | 25 | 2,375 | |
| 4 | Large housing scheme | 2.50 | 2.50 | 14% | 2 | 75 | - | 1,255 | 1,500 | 7,250 | - | | - | - | - | - | 75 | 7,250 | |
| 5 | Large housing scheme | 4.10 | 4.10 | 14% | 2 | 125 | - | 1,255 | 1,500 | 11,750 | - | | - | - | - | - | 125 | 11,750 | |
| 6 | Small flatted scheme | 0.15 | 0.15 | 23% | 2 | - | 9 | 1,255 | 1,500 | - | 688 | | - | - | - | - | 9 | 688 | |
| 7 | Medium flatted scheme | 0.20 | 0.20 | 22% | 5 | - | 25 | 1,255 | 1,500 | - | 1,998 | | 250 | - | - | - | 25 | 1,998 | |
| 8 | Large flatted scheme | 0.50 | 0.50 | 24% | 4 | - | 60 | 1,255 | 1,500 | - | 4,850 | | - | - | - | - | 60 | 4,850 | |
| 9 | Large flatted scheme | 0.80 | 0.80 | 21% | 5 | - | 100 | 1,255 | 1,500 | - | 8,500 | | - | - | - | - | 100 | 8,500 | |
| 10 | Hotel scheme (75 beds) | 0.30 | 0.30 | 19% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | |
| 11 | Hotel scheme (100 beds) | 0.35 | 0.35 | 21% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | |
| 12 | Hotel scheme (150 beds) | 0.45 | 0.45 | 20% | 5 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | - | - | |
| 13 | Small retail scheme | 0.25 | 0.25 | 30% | 2 | - | - | 1,255 | 1,500 | - | - | | 1,500 | - | - | - | - | - | |
| 14 | Medium retail scheme | 0.50 | 0.50 | 45% | 2 | - | - | 1,255 | 1,500 | - | - | | 4,250 | 250 | - | - | - | - | |
| 15 | Large retail scheme | 1.00 | 1.00 | 35% | 1 | - | - | 1,255 | 1,500 | - | - | | - | 3,500 | - | - | - | - | |
| 16 | Employment - B1 scheme | 0.25 | 0.25 | 33% | 3 | - | - | 1,255 | 1,500 | - | - | | - | - | 2,500 | - | - | - | |
| 17 | Employment - B1 scheme | 0.25 | 0.25 | 45% | 4 | - | - | 1,255 | 1,500 | - | - | | - | - | 4,500 | - | - | - | |
| 18 | Employment - B8 scheme | 1.00 | 1.00 | 45% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | 4,500 | - | |
| 19 | Employment - B8 scheme | 1.00 | 1.00 | 55% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | - | - | 5,500 | - | |
| 20 | Employment - mixed B1/B8 scheme | 1.00 | 1.00 | 45% | 1 | - | - | 1,255 | 1,500 | - | - | | - | - | 1,500 | 4,500 | - | - | |
| 21 | Large housing scheme | 6.67 | 6.67 | 14% | 2 | 200 | - | 1,255 | 1,500 | 19,125 | - | | - | - | - | - | 200 | 19,125 | |
| 22 | Large housing scheme | 10.00 | 10.00 | 14% | 2 | 300 | - | 1,255 | 1,500 | 29,000 | - | | - | - | - | - | 300 | 29,000 | |
| 23 | Student housing scheme | 1.00 | 1.00 | 60% | 2 | - | 500 | 1,255 | 2,144 | - | 31,250 | | - | - | - | - | 500 | 31,250 | |
| 24 | C2 residential scheme | 0.50 | 0.50 | 30% | 3 | - | 50 | 1,255 | 1,500 | - | 3,750 | | - | - | - | - | 50 | 3,750 | |

[illegible]

| | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | | | | | | | | | | | | | | | | | | | |
|--------------|--------------|--------------|-----------|--------------|------------|----------|-------------|-----|-----|---------|--------------|--------------|-----------|--------------|------------|----------|-------------|-------|-------|--------|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|--|--|--|--|
| WARWICKRents | | | | | | | | | | Cap val | | | | | | | | | | Yields | | | | | | | | | | n/a | | | | | | | | | |
| Site ref | Retail A1-A2 | Retail S'M&A | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A2 | Retail S'M&A | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | | | | | | | | | | | | | | | | | | | |
| 1 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 2 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 3 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 4 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 5 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 6 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 7 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 8 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 9 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 10 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 11 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 12 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 13 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 14 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 15 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 16 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 17 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 18 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 19 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 20 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 21 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 22 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,450 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 23 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 6,750 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |
| 24 | 420 | 220 | 269 | 129 | 129 | 0 | 450 | 250 | 250 | 3,968 | 6.75% | 3.75% | 6.00% | 4.50% | 4.50% | 5.00% | 6.00% | 7.00% | 7.00% | | | | | | | | | | | | | | | | | | | | |

| 7980818283848586878889909192939495969798120 | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------|-------------|-----------|--------------|------------|----------|-------------|----|----|----------|--------------|--------------|-----------|--------------|------------|----------|-------------|-----|-----|------|----------------------|--|--|
| WARWICKBuild costs | | | | | | | | | | | | Net to gross | | | | | | | | | | | |
| Site ref | Retail A1-A5 | Retail S'Ms | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | NOT USED | Retail A1-A5 | Retail S'Ms | B1 office | B1(c) and B2 | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Total new floorspace | | |
| 1 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 315 | | |
| 2 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 845 | | |
| 3 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,375 | | |
| 4 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 7,250 | | |
| 5 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 11,750 | | |
| 6 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 79% | 688 | | |
| 7 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,248 | | |
| 8 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,850 | | |
| 9 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 8,500 | | |
| 10 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,250 | | |
| 11 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 3,000 | | |
| 12 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 13 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 1,500 | | |
| 14 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 15 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 3,500 | | |
| 16 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 2,500 | | |
| 17 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 18 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 4,500 | | |
| 19 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 5,500 | | |
| 20 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 6,000 | | |
| 21 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 19,125 | | |
| 22 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 29,000 | | |
| 23 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 75% | 31,250 | | |
| 24 | 1,535 | 1,550 | 2,048 | 997 | 997 | 2,273 | - | - | - | | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 70% | 3,750 | | |

[illegible]

| 1 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 |
|-----------------------------------|-------------|-------------|-----------|-----------|------------|----------|-------------|-----|-----|------|--------------------------|--------------------|------|------------|-----|-------------|
| WARWICKInvestment sale (QUARTERS) | | | | | | | | | | | Resi sales period (qtrs) | Sales period start | Area | On-site AH | | % AH rented |
| Site ref | Retail A1-/ | Retail S'M: | B1 office | B1(c) and | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Resi | Resi | | % of PRS | | |
| | | | | | | | | | | | | | | units | | |
| 1 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 1.00 | 6 | | 0.00% | 0% | 70% |
| 2 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 3 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 40% | 70% |
| 4 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 5.00 | 10 | | 0.00% | 40% | 70% |
| 5 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 6.00 | 6 | | 0.00% | 40% | 70% |
| 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | | 1.00 | 7 | | 0.00% | 40% | 70% |
| 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 2.00 | 8 | | 0.00% | 40% | 70% |
| 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | 3.00 | 8 | | 0.00% | 40% | 70% |
| 10 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 8 | | 0.00% | 0% | 70% |
| 11 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 12 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 13 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 14 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 15 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 16 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 17 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 18 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 19 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 20 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | | 1.00 | 6 | | 0.00% | 0% | 70% |
| 21 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | | 10.00 | 6 | | 0.00% | 40% | 70% |
| 22 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | | 12.00 | 6 | | 0.00% | 40% | 70% |
| 23 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 1.00 | 10 | | 0.00% | 0% | 70% |
| 24 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | | 2.00 | 7 | | 0.00% | 0% | 70% |

Appendix 3 - Residential sales values

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 6, The Elms, Hatton, Warwick, Warwickshire CV35 8XN | CV35 8XN | CV35 8 | 10/11/2020 | 454,000 | 485,334 | N | Semi-detached | | 3 | 145 | 3,131 | 3,347 | Freehold | | |
| 104, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 19/06/2020 | 470,000 | 496,247 | N | Terraced | | 3 | 90 | 5,222 | 5,514 | Freehold | | |
| 80, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 27/03/2020 | 442,500 | 496,066 | N | Detached | | 3 | 104 | 4,255 | 4,770 | Freehold | | |
| 60, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 17/06/2020 | 318,500 | 343,064 | N | Semi-detached | | 3 | 94 | 3,388 | 3,650 | Freehold | | |
| 36, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 17/02/2021 | 278,000 | 289,924 | N | Semi-detached | | 3 | 82 | 3,390 | 3,536 | Freehold | | |
| 52, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 26/01/2021 | 340,000 | 354,807 | N | Semi-detached | | 3 | 102 | 3,333 | 3,479 | Freehold | | |
| 106, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ | CV35 8XJ | CV35 8 | 10/06/2021 | 367,500 | 378,560 | N | Semi-detached | | 3 | 123 | 2,988 | 3,078 | Freehold | | |
| 3, Marten Close, Hampton Magna, Warwick, Warwickshire CV35 8UD | CV35 8UD | CV35 8 | 18/09/2020 | 305,500 | 341,311 | N | Detached | | 3 | 84 | 3,637 | 4,063 | Freehold | | |
| 33, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TY | CV35 8TY | CV35 8 | 23/10/2020 | 295,000 | 326,940 | N | Detached | | 3 | 78 | 3,782 | 4,192 | Freehold | | |
| 4, Clinton Avenue, Hampton Magna, Warwick, Warwickshire CV35 8TX | CV35 8TX | CV35 8 | 22/10/2021 | 321,500 | 316,559 | N | Detached | | 3 | 91 | 3,533 | 3,479 | Freehold | | |
| 21, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 22/07/2021 | 325,000 | 344,885 | N | Detached | | 3 | 74 | 4,392 | 4,661 | Freehold | | |
| 30, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 14/05/2021 | 425,000 | 450,017 | N | Detached | | 3 | 108 | 3,935 | 4,167 | Freehold | | |
| 22, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 23/07/2021 | 323,750 | 343,559 | N | Detached | | 3 to 4 | 100 | 3,238 | 3,436 | Freehold | | |
| 15, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 29/06/2021 | 309,950 | 324,312 | N | Detached | | 2 to 3 | 97 | 3,195 | 3,343 | Freehold | | |
| 28, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 18/02/2021 | 321,000 | 342,399 | N | Detached | | 3 to 4 | 110 | 2,918 | 3,113 | Freehold | | |
| 20, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU | CV35 8TU | CV35 8 | 21/10/2021 | 286,000 | 281,605 | N | Detached | | 2 to 3 | 101 | 2,832 | 2,788 | Freehold | | |
| 37, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TT | CV35 8TT | CV35 8 | 15/04/2021 | 275,000 | 293,854 | N | Detached | | 3 | 68 | 4,044 | 4,321 | Freehold | | |
| 11, Bellam Road, Hampton Magna, Warwick, Warwickshire CV35 8TN | CV35 8TN | CV35 8 | 02/02/2021 | 332,500 | 354,666 | N | Detached | | 3 to 4 | 124 | 2,681 | 2,860 | Freehold | | |
| 9, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 28/06/2021 | 380,000 | 391,436 | N | Semi-detached | | 3 | 111 | 3,423 | 3,526 | Freehold | | |
| 13, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 14/08/2020 | 248,000 | 280,900 | N | Detached | | 3 | 82 | 3,024 | 3,426 | Freehold | | |
| 3, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH | CV35 8TH | CV35 8 | 10/09/2021 | 340,000 | 344,449 | N | Detached | | 3 | 131 | 2,595 | 2,629 | Freehold | | |
| 16, Chichester Lane, Hampton Magna, Warwick, Warwickshire CV35 8TG | CV35 8TG | CV35 8 | 27/01/2020 | 262,000 | 292,254 | N | Semi-detached | | 3 | 97 | 2,701 | 3,013 | Freehold | | |
| 3, Friary Close, Hampton Magna, Warwick, Warwickshire CV35 8TD | CV35 8TD | CV35 8 | 31/01/2020 | 250,000 | 278,868 | N | Semi-detached | | 3 | 79 | 3,165 | 3,530 | Freehold | | |
| 1, Seymour Close, Hampton Magna, Warwick, Warwickshire CV35 8SU | CV35 8SU | CV35 8 | 24/06/2020 | 327,500 | 362,543 | N | Detached | | 2 to 3 | 89 | 3,680 | 4,074 | Freehold | | |
| 6, Minster Close, Hampton Magna, Warwick, Warwickshire CV35 8ST | CV35 8ST | CV35 8 | 06/03/2020 | 372,000 | 417,032 | N | Detached | | 3 to 4 | 109 | 3,413 | 3,826 | Freehold | | |
| 9, Sumner Close, Hampton Magna, Warwick, Warwickshire CV35 8SQ | CV35 8SQ | CV35 8 | 17/06/2020 | 252,500 | 271,974 | N | Semi-detached | | 3 | 70 | 3,607 | 3,885 | Freehold | | |
| 38, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP | CV35 8SP | CV35 8 | 24/02/2021 | 265,000 | 282,666 | N | Detached | | 2 to 3 | 73 | 3,630 | 3,872 | Freehold | | |
| 36, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP | CV35 8SP | CV35 8 | 26/08/2020 | 262,000 | 287,144 | N | Semi-detached | | 3 | 107 | 2,449 | 2,684 | Freehold | | |
| 6, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SL | CV35 8SL | CV35 8 | 30/04/2021 | 335,000 | 357,967 | N | Detached | | 3 | 87 | 3,851 | 4,115 | Freehold | | |
| 5, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ | CV35 8SJ | CV35 8 | 24/06/2021 | 425,000 | 444,693 | N | Detached | | 3 to 4 | 111 | 3,829 | 4,006 | Freehold | | |
| 8, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ | CV35 8SJ | CV35 8 | 06/07/2020 | 270,000 | 297,489 | N | Semi-detached | | 2 to 3 | 86 | 3,140 | 3,459 | Freehold | | |
| 30, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE | CV35 8SE | CV35 8 | 17/12/2020 | 282,500 | 305,886 | N | Detached | | 2 to 3 | 88 | 3,210 | 3,476 | Freehold | | |
| 8, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE | CV35 8SE | CV35 8 | 24/11/2020 | 300,000 | 311,204 | N | Terraced | | 2 to 3 | 95 | 3,158 | 3,276 | Freehold | | |
| 8, Ryder Close, Hampton Magna, Warwick, Warwickshire CV35 8SD | CV35 8SD | CV35 8 | 21/02/2020 | 338,000 | 385,753 | N | Detached | | | 130 | 2,600 | 2,967 | Freehold | | |
| 1, Field Barn Road, Hampton Magna, Warwick, Warwickshire CV35 8RX | CV35 8RX | CV35 8 | 12/10/2020 | 308,000 | 341,347 | N | Detached | | 2 to 3 | 81 | 3,802 | 4,214 | Freehold | | |
| 42, Old Budbrooke Road, Hampton Magna, Warwick, Warwickshire CV35 8QN | CV35 8QN | CV35 8 | 17/12/2020 | 340,000 | 359,087 | N | Semi-detached | | | 137 | 2,482 | 2,621 | Freehold | | |
| 8, Mill Close, Norton Lindsey, Warwick, Warwickshire CV35 8JU | CV35 8JU | CV35 8 | 01/05/2020 | 215,000 | 227,258 | N | Terraced | | 2 to 3 | 57 | 3,772 | 3,987 | Freehold | | |
| Rose Bank, Snitterfield Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JQ | CV35 8JQ | CV35 8 | 21/09/2021 | 1,046,000 | 1,059,688 | N | Detached | | 3 to 4 | 166 | 6,301 | 6,384 | Freehold | | |
| The Willows, Wolverton Road, Norton Lindsey, Warwick, Warwickshire CV35 8JL | CV35 8JL | CV35 8 | 19/01/2021 | 800,000 | 855,123 | N | Detached | | | 148 | 5,405 | 5,778 | Freehold | | |
| Furlong, Canada Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JH | CV35 8JH | CV35 8 | 01/04/2021 | 795,000 | 849,504 | N | Detached | | 3 to 4 | 192 | 4,141 | 4,425 | Freehold | | |
| Highlands House, Church Road, Norton Lindsey, Warwick, Warwickshire CV35 8JE | CV35 8JE | CV35 8 | 18/01/2021 | 951,000 | 1,016,528 | N | Detached | | | 229 | 4,153 | 4,439 | Freehold | | |
| 26, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 18/06/2020 | 284,000 | 305,903 | N | Semi-detached | | | 75 | 3,787 | 4,079 | Freehold | | |
| 11, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 26/06/2020 | 367,000 | 395,305 | N | Semi-detached | | | 97 | 3,784 | 4,075 | Freehold | | |
| 10, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ | CV35 8EZ | CV35 8 | 18/11/2020 | 355,000 | 359,783 | N | Flat | | | 97 | 3,660 | 3,709 | Freehold | | |
| 13, Fairfax Close, Barford, Warwick, Warwickshire CV35 8ER | CV35 8ER | CV35 8 | 02/11/2020 | 575,000 | 629,987 | N | Detached | | | 131 | 4,389 | 4,809 | Freehold | | |
| 21, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 27/04/2021 | 320,000 | 341,939 | N | Detached | | | 64 | 5,000 | 5,343 | Freehold | | |
| 25, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 19/03/2021 | 680,000 | 726,741 | N | Detached | | | 184 | 3,696 | 3,950 | Freehold | | |
| 8, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ | CV35 8EQ | CV35 8 | 08/12/2020 | 595,000 | 644,256 | N | Detached | | | 169 | 3,521 | 3,812 | Freehold | | |
| 4, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 14/02/2020 | 422,500 | 482,192 | N | Detached | | | 71 | 5,944 | 6,784 | Freehold | | |
| 26a, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 28/08/2020 | 725,000 | 821,181 | N | Detached | | | 171 | 4,240 | 4,802 | Freehold | | |
| 18, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP | CV35 8EP | CV35 8 | 10/06/2021 | 642,500 | 672,272 | N | Detached | | 3 | 191 | 3,364 | 3,520 | Freehold | | |
| 36, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 09/12/2020 | 453,000 | 478,430 | N | Semi-detached | | 3 | 81 | 5,593 | 5,907 | Freehold | | |
| 1, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 10/03/2020 | 550,000 | 599,798 | N | Semi-detached | | | 147 | 3,742 | 4,080 | Freehold | | |
| 1, Cedar House, Church Street, Barford, Warwick, Warwickshire CV35 8EN | CV35 8EN | CV35 8 | 25/01/2021 | 448,000 | 453,303 | N | Terraced | | 3 to 4 | 134 | 3,343 | 3,383 | Freehold | | |
| 7, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL | CV35 8EL | CV35 8 | 06/08/2020 | 295,000 | 315,383 | N | Terraced | | 2 to 3 | 92 | 3,207 | 3,428 | Freehold | | |
| 11, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL | CV35 8EL | CV35 8 | 28/01/2021 | 540,000 | 546,392 | N | Terraced | | | 161 | 3,354 | 3,394 | Freehold | | |
| 6, Mill Lane, Barford, Warwick, Warwickshire CV35 8EJ | CV35 8EJ | CV35 8 | 26/02/2021 | 280,000 | 292,010 | N | Semi-detached | | 3 | 70 | 4,000 | 4,172 | Freehold | | |
| 30, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH | CV35 8EH | CV35 8 | 03/07/2020 | 250,000 | 269,730 | N | Terraced | | 2 to 3 | 63 | 3,968 | 4,281 | Freehold | | |
| 12, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH | CV35 8EH | CV35 8 | 11/12/2020 | 275,000 | 297,765 | N | Detached | | 3 | 91 | 3,022 | 3,272 | Freehold | | |
| 33, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF | CV35 8EF | CV35 8 | 24/01/2020 | 319,995 | 368,082 | Y | Detached | | | 79 | 4,051 | 4,659 | Freehold | | |
| 29, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF | CV35 8EF | CV35 8 | 28/02/2020 | 304,995 | 337,958 | Y | Semi-detached | | | 79 | 3,861 | 4,278 | Freehold | | |
| 7, Farriers Court, Wasperton, Warwick, Warwickshire CV35 8EB | CV35 8EB | CV35 8 | 11/06/2021 | 575,000 | 576,084 | N | Terraced | | 3 to 4 | 154 | 3,734 | 3,741 | Freehold | | |
| 33, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY | CV35 8DY | CV35 8 | 24/03/2021 | 260,000 | 272,086 | N | Semi-detached | | 3 | 79 | 3,291 | 3,444 | Freehold | | |
| 3, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY | CV35 8DY | CV35 8 | 14/05/2021 | 320,000 | 325,281 | N | Terraced | | 3 | 95 | 3,368 | 3,424 | Freehold | | |
| 29, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 12/05/2021 | 335,000 | 340,529 | N | Terraced | | 3 | 88 | 3,807 | 3,870 | Freehold | | |
| 56, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 30/07/2020 | 300,000 | 330,544 | N | Semi-detached | | 3 | 87 | 3,448 | 3,799 | Freehold | | |
| 78, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS | CV35 8DS | CV35 8 | 07/02/2020 | 300,000 | 332,423 | N | Semi-detached | | 2 to 3 | 93 | 3,226 | 3,574 | Freehold | | |
| 6, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG | CV35 8DG | CV35 8 | 22/07/2021 | 230,000 | 235,572 | N | Terraced | | 2 | 55 | 4,182 | 4,283 | Freehold | | |
| 8, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG | CV35 8DG | CV35 8 | 28/04/2020 | 213,000 | 221,641 | N | Terraced | | 2 to 3 | 54 | 3,944 | 4,104 | Freehold | | |
| 49, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 17/05/2021 | 332,000 | 351,543 | N | Detached | | 2 to 3 | 74 | 4,462 | 4,725 | Freehold | | |
| 71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 24/04/2020 | 379,995 | 413,335 | Y | Detached | | | 108 | 3,518 | 3,827 | Freehold | | |
| 71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE | CV35 8DE | CV35 8 | 24/04/2020 | 379,995 | 387,813 | Y | Detached | | | 108 | 3,518 | 3,591 | Freehold | | |
| Stable Cottage, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DD | CV35 8DD | CV35 8 | 08/01/2021 | 770,000 | 823,056 | N | Detached | | | 231 | 3,333 | 3,563 | Freehold | | |
| 2, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DB | CV35 8DB | CV35 8 | 30/03/2021 | 600,000 | 641,242 | N | Detached | | 3 | 127 | 4,724 | 5,049 | Freehold | | |
| Brook Cottage, Barford Hill, Barford, Warwick, Warwickshire CV35 8BZ | CV35 8BZ | CV35 8 | 26/03/2021 | 690,000 | 737,428 | N | Detached | | 3 | 160 | 4,313 | 4,609 | Freehold | | |
| 3, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY | CV35 8BY | CV35 8 | 15/01/2021 | 690,000 | 737,544 | N | Detached | | 3 | 210 | 3,286 | 3,512 | Freehold | | |
| 4, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY | CV35 8BY | CV35 8 | 14/08/2020 | 850,000 | 962,764 | N | Detached | | | 371 | 2,291 | 2,595 | Freehold | | |
| 2, Avon Close, Barford, Warwick, Warwickshire CV35 8BX | CV35 8BX | CV35 8 | 10/01/2020 | 730,000 | 839,699 | N | Detached | | | 167 | 4,371 | 5,028 | Freehold | | |
| 22, High Street, Barford, Warwick, Warwickshire CV35 8BU | CV35 8BU | CV35 8 | 25/11/2020 | 380,000 | 394,192 | N | Terraced | | 3 | 56 | 6,735 | 6,987 | Freehold | | |
| 1, Verdon Place, Barford, Warwick, Warwickshire CV35 8BT | CV35 8BT | CV35 8 | 21/01/20 | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 9, Hemmings Mill, Barford, Warwick, Warwickshire CV35 8BP | CV35 8BP | CV35 8 | 04/12/2020 | 360,000 | 389,802 | N | Detached | | 3 to 4 | 101 | 3,564 | 3,859 | Freehold | | |
| 7, Hampton Croft, Hampton On The Hill, Warwick, Warwickshire CV35 8BJ | CV35 8BJ | CV35 8 | 20/03/2020 | 290,000 | 316,257 | N | Semi-detached | | 3 | 89 | 3,258 | 3,553 | Freehold | | |
| 3, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW | CV35 8AW | CV35 8 | 08/07/2020 | 740,000 | 842,728 | N | Detached | | 3 to 4 | 216 | 3,426 | 3,902 | Freehold | | |
| 2, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW | CV35 8AW | CV35 8 | 21/08/2020 | 690,000 | 781,538 | N | Detached | | | 209 | 3,301 | 3,739 | Freehold | | |
| 8, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ | CV35 8AJ | CV35 8 | 21/05/2021 | 700,000 | 741,205 | N | Detached | | | 201 | 3,483 | 3,688 | Freehold | | |
| 9, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ | CV35 8AJ | CV35 8 | 03/06/2020 | 775,000 | 857,927 | N | Detached | | | 239 | 3,243 | 3,590 | Freehold | | |
| The Garden Cottage 3, Old Rectory Cottages, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB | CV35 8AB | CV35 8 | 28/01/2020 | 240,000 | 276,066 | N | Detached | | 2 | 40 | 5,970 | 6,867 | Freehold | | |
| Benedict House, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB | CV35 8AB | CV35 8 | 26/02/2021 | 760,000 | 810,665 | N | Detached | | | 181 | 4,199 | 4,479 | Freehold | | |
| | | CV35 8 Average | | | | | | | | | | 4,001 | | | |
| 11, Todenham Way, Hatton Park, Warwick, Warwickshire CV35 7UE | CV35 7UE | CV35 7 | 18/02/2020 | 690,000 | 787,484 | N | Detached | | | 183 | 3,770 | 4,303 | Freehold | | |
| 7, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD | CV35 7UD | CV35 7 | 01/07/2021 | 710,000 | 753,441 | N | Detached | | | 182 | 3,901 | 4,140 | Freehold | | |
| 27, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD | CV35 7UD | CV35 7 | 16/07/2020 | 750,000 | 854,116 | N | Detached | | | 207 | 3,623 | 4,126 | Freehold | | |
| 6, Halford Grove, Hatton Park, Warwick, Warwickshire CV35 7UB | CV35 7UB | CV35 7 | 30/04/2021 | 245,000 | 249,970 | N | Terraced | | 2 to 3 | 60 | 4,083 | 4,166 | Freehold | | |
| 6, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ | CV35 7TZ | CV35 7 | 21/05/2021 | 400,000 | 423,546 | N | Detached | | 3 | 92 | 4,348 | 4,604 | Freehold | | |
| 23, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ | CV35 7TZ | CV35 7 | 26/06/2020 | 460,000 | 509,221 | N | Detached | | | 157 | 2,930 | 3,243 | Freehold | | |
| 1, Arlescote Close, Hatton Park, Warwick, Warwickshire CV35 7TX | CV35 7TX | CV35 7 | 26/06/2020 | 403,500 | 446,676 | N | Detached | | | 108 | 3,736 | 4,136 | Freehold | | |
| 19, Welford Grove, Hatton Park, Warwick, Warwickshire CV35 7TW | CV35 7TW | CV35 7 | 21/05/2021 | 240,000 | 250,058 | N | Semi-detached | | 2 to 3 | 73 | 3,288 | 3,425 | Freehold | | |
| 34, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 06/08/2021 | 535,000 | 534,202 | N | Flat | | 3 to 4 | 120 | 4,458 | 4,452 | Leasehold | | |
| 41, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 10/09/2021 | 487,500 | 484,381 | N | Flat | | | 131 | 3,716 | 3,692 | Leasehold | | |
| 10, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 04/12/2020 | 450,000 | 459,956 | N | Terraced | | 3 to 4 | 128 | 3,516 | 3,593 | Freehold | | |
| Flat, 57, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT | CV35 7TT | CV35 7 | 26/02/2020 | 200,000 | 206,642 | N | Flat | | 2 | 79 | 2,532 | 2,616 | Leasehold | | |
| 19, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 29/10/2021 | 267,500 | 262,222 | N | Terraced | | 2 to 3 | 65 | 4,107 | 4,026 | Freehold | | |
| 17, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 29/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 70 | 3,929 | 3,975 | Freehold | | |
| 24, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 26/01/2021 | 260,000 | 263,077 | N | Terraced | | 2 to 3 | 68 | 3,835 | 3,880 | Freehold | | |
| 5, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS | CV35 7TS | CV35 7 | 17/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 | 64 | 3,828 | 3,876 | Freehold | | |
| 32, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ | CV35 7TQ | CV35 7 | 23/07/2021 | 250,000 | 256,057 | N | Terraced | | 2 | 69 | 3,623 | 3,711 | Freehold | | |
| 26, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ | CV35 7TQ | CV35 7 | 16/04/2021 | 250,000 | 255,071 | N | Terraced | | 2 | 70 | 3,571 | 3,644 | Freehold | | |
| 19, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP | CV35 7TP | CV35 7 | 17/01/2020 | 235,000 | 256,672 | N | Terraced | | 2 to 3 | 61 | 3,852 | 4,208 | Freehold | | |
| 9, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP | CV35 7TP | CV35 7 | 24/01/2020 | 218,000 | 238,104 | N | Terraced | | 2 to 3 | 59 | 3,695 | 4,036 | Freehold | | |
| 16, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 28/04/2021 | 425,000 | 454,137 | N | Detached | | 3 to 4 | 100 | 4,250 | 4,541 | Freehold | | |
| 35, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 29/03/2021 | 385,000 | 411,464 | N | Detached | | | 98 | 3,929 | 4,199 | Freehold | | |
| 47, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 12/03/2021 | 440,000 | 470,244 | N | Detached | | | 112 | 3,929 | 4,199 | Freehold | | |
| 39, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 29/03/2021 | 468,000 | 500,169 | N | Detached | | 3 to 4 | 123 | 3,805 | 4,066 | Freehold | | |
| 3, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 23/03/2021 | 450,000 | 480,932 | N | Detached | | 3 to 4 | 127 | 3,556 | 3,800 | Freehold | | |
| 8, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN | CV35 7TN | CV35 7 | 19/01/2021 | 475,000 | 507,729 | N | Detached | | | 143 | 3,322 | 3,551 | Freehold | | |
| 21, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 30/10/2020 | 285,000 | 299,837 | N | Terraced | | 2 | 61 | 4,672 | 4,915 | Freehold | | |
| 35, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 11/01/2021 | 235,000 | 251,192 | N | Detached | | 2 to 3 | 59 | 4,010 | 4,287 | Freehold | | |
| 33, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 21/04/2021 | 325,000 | 331,593 | N | Terraced | | 3 | 81 | 4,012 | 4,094 | Freehold | | |
| 2, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 19/02/2021 | 395,000 | 399,970 | N | Terraced | | 3 | 109 | 3,624 | 3,669 | Freehold | | |
| 16, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH | CV35 7TH | CV35 7 | 07/01/2021 | 467,500 | 473,033 | N | Terraced | | 3 to 4 | 143 | 3,269 | 3,308 | Freehold | | |
| 34, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 25/06/2021 | 325,000 | 340,060 | N | Detached | | 3 | 72 | 4,514 | 4,723 | Freehold | | |
| 21, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 29/01/2021 | 306,560 | 319,910 | N | Semi-detached | | 3 | 71 | 4,318 | 4,506 | Freehold | | |
| 29, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 20/08/2021 | 259,000 | 259,793 | N | Terraced | | 2 to 3 | 60 | 4,317 | 4,330 | Freehold | | |
| 45, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 20/08/2020 | 225,000 | 240,547 | N | Terraced | | 2 to 3 | 60 | 3,750 | 4,009 | Freehold | | |
| 9, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 09/07/2020 | 270,000 | 297,489 | N | Semi-detached | | 3 | 75 | 3,600 | 3,967 | Freehold | | |
| 23, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG | CV35 7TG | CV35 7 | 25/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 | 80 | 3,750 | 3,812 | Freehold | | |
| 19, Tidmington Close, Hatton Park, Warwick, Warwickshire CV35 7TE | CV35 7TE | CV35 7 | 28/01/2021 | 450,000 | 481,007 | N | Detached | | 3 to 4 | 91 | 4,945 | 5,286 | Freehold | | |
| 4, Mickleton Drive, Hatton Park, Warwick, Warwickshire CV35 7TA | CV35 7TA | CV35 7 | 18/06/2021 | 545,000 | 570,254 | N | Detached | | | 166 | 3,283 | 3,435 | Freehold | | |
| 11, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 23/04/2021 | 250,000 | 255,071 | N | Terraced | | 2 to 3 | 60 | 4,167 | 4,251 | Freehold | | |
| 3, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 29/01/2021 | 485,000 | 518,418 | N | Detached | | 3 to 4 | 135 | 3,593 | 3,840 | Freehold | | |
| 34, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 26/02/2021 | 470,000 | 501,332 | N | Detached | | | 131 | 3,588 | 3,827 | Freehold | | |
| 1, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 28/01/2021 | 565,000 | 603,931 | N | Detached | | | 167 | 3,383 | 3,616 | Freehold | | |
| 14, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 28/01/2021 | 359,950 | 364,210 | N | Terraced | | 3 | 110 | 3,272 | 3,311 | Freehold | | |
| 15, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY | CV35 7SY | CV35 7 | 30/06/2021 | 480,000 | 502,242 | N | Detached | | | 192 | 2,500 | 2,616 | Freehold | | |
| 1, Dassett Close, Hatton Park, Warwick, Warwickshire CV35 7SX | CV35 7SX | CV35 7 | 27/10/2020 | 520,000 | 576,301 | N | Detached | | 3 to 4 | 145 | 3,586 | 3,974 | Freehold | | |
| 9, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU | CV35 7SU | CV35 7 | 04/11/2020 | 144,000 | 149,378 | N | Terraced | | 2 to 3 | 55 | 2,618 | 2,716 | Leasehold | | |
| 10, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU | CV35 7SU | CV35 7 | 06/03/2020 | 143,666 | 153,427 | N | Terraced | | 2 | 58 | 2,460 | 2,627 | Leasehold | | |
| 17, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST | CV35 7ST | CV35 7 | 28/09/2021 | 207,000 | 205,676 | N | Flat | | 2 | 68 | 3,044 | 3,025 | Leasehold | | |
| 7, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST | CV35 7ST | CV35 7 | 18/12/2020 | 244,000 | 244,371 | N | Flat | | 2 | 88 | 2,773 | 2,777 | Leasehold | | |
| Kings Hill, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7RB | CV35 7RB | CV35 7 | 03/07/2020 | 780,000 | 888,281 | N | Detached | | | 183 | 4,262 | 4,854 | Freehold | | |
| 20, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 11/12/2020 | 470,000 | 508,908 | N | Detached | | | 113 | 4,159 | 4,504 | Freehold | | |
| 54, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 26/05/2021 | 625,000 | 661,790 | N | Detached | | 3 to 4 | 154 | 4,058 | 4,297 | Freehold | | |
| 65, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 19/11/2020 | 585,500 | 641,491 | N | Detached | | 3 | 164 | 3,570 | 3,912 | Freehold | | |
| 62, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW | CV35 7QW | CV35 7 | 07/10/2020 | 425,000 | 471,015 | N | Detached | | 3 to 4 | 162 | 2,623 | 2,908 | Freehold | | |
| Apartment 5, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU | CV35 7QU | CV35 7 | 30/07/2021 | 385,000 | 390,888 | N | Flat | | 2 | 93 | 4,140 | 4,203 | Leasehold | | |
| Apartment 9, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU | CV35 7QU | CV35 7 | 16/09/2021 | 148,500 | 147,550 | N | Flat | | 1 | 60 | 2,459 | 2,443 | Leasehold | | |
| 42, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP | CV35 7QP | CV35 7 | 21/02/2020 | 492,500 | 562,081 | N | Detached | | 3 to 4 | 127 | 3,878 | 4,426 | Freehold | | |
| 30, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP | CV35 7QP | CV35 7 | 17/12/2020 | 460,000 | 498,080 | N | Detached | | 3 to 4 | 113 | 4,071 | 4,408 | Freehold | | |
| 18, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL | CV35 7QL | CV35 7 | 21/10/2020 | 700,000 | 775,790 | N | Detached | | 3 to 4 | 135 | 5,185 | 5,747 | Freehold | | |
| 16, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL | CV35 7QL | CV35 7 | 07/07/2020 | 695,000 | 791,481 | N | Detached | | | 175 | 3,971 | 4,523 | Freehold | | |
| 9, Quarry Close, Leek Wootton, Warwick, Warwickshire CV35 7QJ | CV35 7QJ | CV35 7 | 21/09/2020 | 340,000 | 360,340 | N | Terraced | | 3 | 91 | 3,736 | 3,960 | Freehold | | |
| East Cottage, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 07/08/2020 | 480,000 | 513,166 | N | Terraced | | 3 to 4 | 95 | 5,053 | 5,402 | Freehold | | |
| 26, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 14/10/2020 | 350,000 | 378,206 | N | Semi-detached | | 3 | 86 | 4,070 | 4,398 | Freehold | | |
| 18, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF | CV35 7QF | CV35 7 | 16/10/2020 | 365,000 | 394,415 | N | Semi-detached | | 3 | 106 | 3,443 | 3,721 | Freehold | | |
| 6, Home Farm, Leek Wootton, Warwick, Warwickshire CV35 7PU | CV35 7PU | CV35 7 | 29/03/2021 | 580,000 | 619,867 | N | Detached | | 2 to 3 | 140 | 4,143 | 4,428 | Freehold | | |
| 1, Brownlow Green Cottage, Beausale Lane, Hatton, Warwick, Warwickshire CV35 7PE | CV35 7PE | CV35 7 | 10/01/2020 | 385,000 | 429,457 | N | Semi-detached | | 3 | 101 | 3,812 | 4,252 | Freehold | | |
| Briardene, Honiley Road, Beausale, Warwick, Warwickshire CV35 7NX | CV35 7NX | CV35 7 | 27/08/2021 | 793,500 | 816,341 | N | Detached | | 3 | 139 | 5,709 | 5,873 | Freehold | | |
| Northway, School Lane, Beausale, Warwick, Warwickshire CV35 7NW | CV35 7NW | CV35 7 | 19/02/2021 | 367,000 | 391,466 | N | Detached | | 3 to 4 | 103 | 3,563 | 3,801 | Freehold | | |
| 5, Heath Terrace, Beausale, Warwick, Warwickshire CV35 7NR | CV35 7NR | CV35 7 | 18/09/2020 | 495,000 | 537,887 | N | Semi-detached | | 3 | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 16, Station Road, Hatton, Warwick, Warwickshire CV35 7LG | CV35 7LG | CV35 7 | 21/12/2020 | 409,250 | 443,129 | N | Detached | | 2 to 3 | 90 | 4,547 | 4,924 | Freehold | | |
| 12, Starmer Place, Hatton, Warwick, Warwickshire CV35 7LB | CV35 7LB | CV35 7 | 11/01/2021 | 228,000 | 230,699 | N | Terraced | | 3 | 86 | 2,651 | 2,683 | Freehold | | |
| Little Orchard, Hatton Green, Hatton, Warwick, Warwickshire CV35 7LA | CV35 7LA | CV35 7 | 28/08/2020 | 550,000 | 622,965 | N | Detached | | 3 to 4 | 118 | 4,661 | 5,279 | Freehold | | |
| 1, Hatton Flight, Birmingham Road, Hatton, Warwick, Warwickshire CV35 7JP | CV35 7JP | CV35 7 | 16/12/2020 | 775,000 | 839,157 | N | Detached | | | 187 | 4,135 | 4,478 | Freehold | | |
| The Oaks, Five Ways Road, Hatton, Warwick, Warwickshire CV35 7JB | CV35 7JB | CV35 7 | 22/07/2020 | 878,000 | 999,886 | N | Detached | | | 201 | 4,368 | 4,975 | Freehold | | |
| 2, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 30/01/2020 | 272,500 | 297,630 | N | Terraced | | 3 to 4 | 44 | 6,231 | 6,806 | Freehold | | |
| 1, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 01/02/2021 | 500,000 | 533,332 | N | Detached | | 3 to 4 | 143 | 3,497 | 3,730 | Freehold | | |
| 4, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER | CV35 7ER | CV35 7 | 18/06/2021 | 375,000 | 375,707 | N | Terraced | | 3 | 110 | 3,409 | 3,416 | Freehold | | |
| Oak House, Birmingham Road, Budbrooke, Warwick, Warwickshire CV35 7DX | CV35 7DX | CV35 7 | 12/02/2021 | 1,050,000 | 1,119,997 | N | Detached | | | 333 | 3,153 | 3,363 | Freehold | | |
| 1, Woodlands Cottage, Mill Lane, Rowington, Warwick, Warwickshire CV35 7DQ | CV35 7DQ | CV35 7 | 18/01/2021 | 470,000 | 490,468 | N | Semi-detached | | 3 | 83 | 5,663 | 5,909 | Freehold | | |
| Bridge Cottage, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH | CV35 7DH | CV35 7 | 11/11/2020 | 1,129,000 | 1,236,966 | N | Detached | | | 227 | 4,974 | 5,449 | Freehold | | |
| 7, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH | CV35 7DH | CV35 7 | 11/11/2020 | 436,000 | 466,091 | N | Semi-detached | | 3 to 4 | 111 | 3,928 | 4,199 | Freehold | | |
| Cathetus, Rowington Green, Rowington, Warwick, Warwickshire CV35 7DB | CV35 7DB | CV35 7 | 31/07/2020 | 947,000 | 1,078,464 | N | Detached | | | 244 | 3,881 | 4,420 | Freehold | | |
| 10, Hatton Grange, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7BZ | CV35 7BZ | CV35 7 | 21/08/2020 | 242,000 | 258,721 | N | Terraced | | | 72 | 3,361 | 3,593 | Freehold | | |
| Oakdene, The Avenue, Rowington, Warwick, Warwickshire CV35 7BX | CV35 7BX | CV35 7 | 22/01/2020 | 550,000 | 613,510 | N | Semi-detached | | | 133 | 4,135 | 4,613 | Freehold | | |
| 10, Antrobus Close, Hatton, Warwick, Warwickshire CV35 7BW | CV35 7BW | CV35 7 | 12/02/2021 | 395,000 | 421,332 | N | Detached | | 3 | 123 | 3,211 | 3,425 | Freehold | | |
| 2, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS | CV35 7BS | CV35 7 | 23/09/2020 | 250,000 | 264,956 | N | Terraced | | 2 | 60 | 4,167 | 4,416 | Freehold | | |
| 1, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS | CV35 7BS | CV35 7 | 15/12/2020 | 282,500 | 288,750 | N | Terraced | | 2 to 3 | 77 | 3,669 | 3,750 | Freehold | | |
| 7, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL | CV35 7BL | CV35 7 | 15/12/2020 | 340,000 | 368,146 | N | Detached | | 3 to 4 | 113 | 3,009 | 3,258 | Freehold | | |
| 10, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL | CV35 7BL | CV35 7 | 31/01/2020 | 316,000 | 363,486 | N | Detached | | 3 to 4 | 113 | 2,796 | 3,217 | Freehold | | |
| The Croft, Holywell, Shrewley, Warwick, Warwickshire CV35 7BJ | CV35 7BJ | CV35 7 | 28/09/2020 | 1,085,000 | 1,212,184 | N | Detached | | | 262 | 4,141 | 4,627 | Freehold | | |
| Weavers Cottage, High Cross Lane, Shrewley, Warwick, Warwickshire CV35 7BE | CV35 7BE | CV35 7 | 02/02/2021 | 499,999 | 533,331 | N | Detached | | 3 | 100 | 5,000 | 5,333 | Freehold | | |
| 15, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR | CV35 7AR | CV35 7 | 08/04/2021 | 470,000 | 502,222 | N | Detached | | 2 to 3 | 102 | 4,608 | 4,924 | Freehold | | |
| 21, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR | CV35 7AR | CV35 7 | 22/10/2020 | 285,000 | 307,968 | N | Semi-detached | | 3 | 83 | 3,434 | 3,710 | Freehold | | |
| | | CV35 7 Average | | | | | | | | | | 4,105 | | | |
| 3, Sandpit Boulevard, Warwick, Warwickshire CV34 8BN | CV34 8BN | CV34 8 | 23/10/2020 | 480,000 | 531,970 | Y | Detached | | | 125 | 3,840 | 4,256 | Freehold | | |
| 11, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 31/07/2020 | 315,000 | 347,071 | Y | Semi-detached | | | 61 | 5,164 | 5,690 | Freehold | | |
| 12, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 30/04/2020 | 275,000 | 292,544 | Y | Semi-detached | | | 61 | 4,508 | 4,796 | Freehold | | |
| 10, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 27/03/2020 | 268,000 | 292,265 | Y | Semi-detached | | | 61 | 4,393 | 4,791 | Freehold | | |
| 3, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 31/01/2020 | 249,950 | 273,001 | Y | Terraced | | | 61 | 4,098 | 4,475 | Freehold | | |
| 2, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 03/07/2020 | 340,000 | 374,616 | Y | Semi-detached | | | 86 | 3,953 | 4,356 | Freehold | | |
| 9, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 18/09/2020 | 342,950 | 372,664 | Y | Semi-detached | | | 86 | 3,988 | 4,333 | Freehold | | |
| 7, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 20/08/2020 | 340,000 | 372,630 | Y | Semi-detached | | | 86 | 3,953 | 4,333 | Freehold | | |
| 14, Whittaker Way, Warwick, Warwickshire CV34 8AX | CV34 8AX | CV34 8 | 21/12/2020 | 343,000 | 362,255 | Y | Semi-detached | | | 86 | 3,988 | 4,212 | Freehold | | |
| 7, Linley Drive, Warwick, Warwickshire CV34 8AT | CV34 8AT | CV34 8 | 05/11/2020 | 489,995 | 536,853 | Y | Detached | | | 121 | 4,050 | 4,437 | Freehold | | |
| 18, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 31/01/2020 | 479,000 | 550,981 | Y | Detached | | | 113 | 4,239 | 4,876 | Freehold | | |
| 38, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 31/07/2020 | 485,000 | 552,329 | Y | Detached | | | 121 | 4,008 | 4,565 | Freehold | | |
| 16, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 20/03/2020 | 445,000 | 498,869 | Y | Detached | | | 113 | 3,938 | 4,415 | Freehold | | |
| 68, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 16/12/2020 | 560,000 | 606,359 | Y | Detached | | | 139 | 4,029 | 4,362 | Freehold | | |
| 22, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 28/08/2020 | 355,000 | 389,070 | Y | Semi-detached | | | 92 | 3,859 | 4,229 | Freehold | | |
| 24, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 25/08/2020 | 355,000 | 389,070 | Y | Semi-detached | | | 92 | 3,859 | 4,229 | Freehold | | |
| 4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 317,282 | 345,119 | Y | Detached | | | 92 | 3,449 | 3,751 | Freehold | | |
| 8, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 205,809 | 218,939 | Y | Semi-detached | | | 61 | 3,374 | 3,589 | Freehold | | |
| 4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 317,282 | 323,810 | Y | Detached | | | 92 | 3,449 | 3,520 | Freehold | | |
| 2, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 373,267 | 406,016 | Y | Detached | | | 121 | 3,085 | 3,356 | Freehold | | |
| 6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 269,727 | 286,935 | Y | Semi-detached | | | 86 | 3,136 | 3,336 | Freehold | | |
| 6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN | CV34 8AN | CV34 8 | 24/04/2020 | 269,727 | 277,168 | Y | Semi-detached | | | 86 | 3,136 | 3,223 | Freehold | | |
| 25, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 14/02/2020 | 400,000 | 456,513 | Y | Detached | | | 92 | 4,348 | 4,962 | Freehold | | |
| 83, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 27/10/2020 | 274,000 | 288,264 | Y | Terraced | | | 61 | 4,492 | 4,726 | Freehold | | |
| 75, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 29/01/2021 | 315,000 | 328,718 | Y | Semi-detached | | | 72 | 4,375 | 4,566 | Freehold | | |
| 23, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 05/06/2020 | 445,000 | 492,616 | Y | Detached | | | 113 | 3,938 | 4,359 | Freehold | | |
| 33, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 17/06/2020 | 342,950 | 369,400 | Y | Semi-detached | | | 86 | 3,988 | 4,295 | Freehold | | |
| 31, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 03/04/2020 | 343,000 | 364,882 | Y | Semi-detached | | | 86 | 3,988 | 4,243 | Freehold | | |
| 21, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 18/12/2020 | 600,000 | 649,670 | Y | Detached | | | 154 | 3,896 | 4,219 | Freehold | | |
| 35, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 15/04/2020 | 340,000 | 361,691 | Y | Semi-detached | | | 86 | 3,953 | 4,206 | Freehold | | |
| 29, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL | CV34 8AL | CV34 8 | 20/03/2020 | 476,500 | 534,182 | Y | Detached | | | 139 | 3,428 | 3,843 | Freehold | | |
| 1, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 27/08/2020 | 371,000 | 420,218 | Y | Detached | | | 96 | 3,865 | 4,377 | Freehold | | |
| 2, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 12/06/2020 | 375,000 | 415,126 | Y | Detached | | | 96 | 3,906 | 4,324 | Freehold | | |
| 29, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 25/09/2020 | 485,000 | 541,852 | Y | Detached | | | 131 | 3,702 | 4,136 | Freehold | | |
| 19, Willow Drive, Warwick, Warwickshire CV34 8AG | CV34 8AG | CV34 8 | 28/06/2021 | 334,500 | 344,566 | N | Semi-detached | | | 108 | 3,097 | 3,190 | Freehold | | |
| 19, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 14/08/2020 | 348,000 | 394,167 | Y | Detached | | | 89 | 3,910 | 4,429 | Freehold | | |
| 9, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 30/06/2020 | 352,000 | 389,665 | Y | Detached | | | 89 | 3,955 | 4,378 | Freehold | | |
| 25, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 07/08/2020 | 494,500 | 560,102 | Y | Detached | | | 133 | 3,718 | 4,211 | Freehold | | |
| 11, Pinewood Avenue, Warwick, Warwickshire CV34 8AB | CV34 8AB | CV34 8 | 06/08/2020 | 450,000 | 509,698 | Y | Detached | | | 131 | 3,435 | 3,891 | Freehold | | |
| | | CV34 8 Average | | | | | | | | | | 4,243 | | | |
| 22, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 339,995 | 369,453 | Y | Semi-detached | | | 77 | 4,416 | 4,798 | Freehold | | |
| 20, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 27/11/2020 | 339,995 | 363,460 | Y | Semi-detached | | | 77 | 4,416 | 4,720 | Freehold | | |
| 27, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 324,995 | 353,153 | Y | Semi-detached | | | 77 | 4,221 | 4,586 | Freehold | | |
| 1, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 14/12/2020 | 227,995 | 240,794 | Y | Semi-detached | | | 53 | 4,302 | 4,543 | Freehold | | |
| 16, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 25/09/2020 | 459,995 | 513,916 | Y | Detached | | | 114 | 4,035 | 4,508 | Freehold | | |
| 23, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 30/09/2020 | 455,995 | 509,447 | Y | Detached | | | 114 | 4,000 | 4,469 | Freehold | | |
| 25, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 18/09/2020 | 309,995 | 336,853 | Y | Semi-detached | | | 77 | 4,026 | 4,375 | Freehold | | |
| 18, Marchant Way, Warwick, Warwickshire CV34 7BY | CV34 7BY | CV34 7 | 23/10/2020 | 381,995 | 423,354 | Y | Detached | | | 97 | 3,938 | 4,364 | Freehold | | |
| 25, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 30/11/2020 | 369,995 | 405,378 | Y | Detached | | | 97 | 3,814 | 4,179 | Freehold | | |
| 2, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 28/08/2020 | 439,995 | 498,366 | Y | Detached | | | 121 | 3,636 | 4,119 | Freehold | | |
| 21, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 18/12/2020 | 374,995 | 396,046 | Y | Semi-detached | | | 104 | 3,606 | 3,808 | Freehold | | |
| 23, Clement Way, Warwick, Warwickshire CV34 7BW | CV34 7BW | CV34 7 | 18/12/2020 | 374,995 | 396,046 | Y | Semi-detached | | | 104 | 3,606 | 3,808 | Freehold | | |
| 21, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 31/01/2020 | 219,995 | 240,283 | Y | Terraced | | | 53 | 4,151 | 4,534 | Freehold | | |
| 2, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 28/02/2020 | 449,995 | 513,571 | Y | Detached | | | 123 | 3,659 | 4,175 | Freehold | | |
| 2, Aston Gardens, Warwick, Warwickshire CV34 7BU | CV34 7BU | CV34 7 | 28/02/2020 | 449,995 | 480,490 | Y | Detached | | | 123 | 3,659 | 3,906 | Freehold | | |
| 31, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 30/01/2020 | 339,995 | 379,255 | Y | Semi-detached | | | 77 | 4,416 | 4,925 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 33, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 18/09/2020 | 324,995 | 353,153 | Y | Semi-detached | | | 77 | 4,221 | 4,586 | Freehold | | |
| 43, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 26/03/2020 | 464,995 | 521,284 | Y | Detached | | | 114 | 4,079 | 4,573 | Freehold | | |
| 29, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 16/10/2020 | 444,995 | 493,175 | Y | Detached | | | 113 | 3,938 | 4,364 | Freehold | | |
| 37, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 30/01/2020 | 372,995 | 416,066 | Y | Semi-detached | | | 104 | 3,586 | 4,001 | Freehold | | |
| 41, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 13/03/2020 | 370,000 | 403,500 | Y | Semi-detached | | | 104 | 3,558 | 3,880 | Freehold | | |
| 35, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 09/10/2020 | 372,995 | 403,054 | Y | Semi-detached | | | 104 | 3,586 | 3,876 | Freehold | | |
| 39, Wesson Road, Warwick, Warwickshire CV34 7BT | CV34 7BT | CV34 7 | 26/06/2020 | 360,000 | 387,765 | Y | Semi-detached | | | 104 | 3,462 | 3,729 | Freehold | | |
| 1, Garrett Drive, Warwick, Warwickshire CV34 7BN | CV34 7BN | CV34 7 | 20/11/2020 | 346,000 | 369,880 | N | Semi-detached | | | 107 | 3,234 | 3,457 | Freehold | | |
| 6, Tandy Gardens, Warwick, Warwickshire CV34 7BH | CV34 7BH | CV34 7 | 02/04/2020 | 620,000 | 674,397 | N | Detached | | | 183 | 3,388 | 3,685 | Freehold | | |
| 38, Peabody Way, Warwick, Warwickshire CV34 7BE | CV34 7BE | CV34 7 | 21/04/2021 | 562,000 | 600,530 | N | Detached | | | 183 | 3,071 | 3,282 | Freehold | | |
| 5, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 30/10/2020 | 299,995 | 332,476 | Y | Detached | | | 81 | 3,704 | 4,105 | Freehold | | |
| 7, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 30/10/2020 | 299,995 | 324,171 | Y | Semi-detached | | | 81 | 3,704 | 4,002 | Freehold | | |
| 1, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 27/09/2021 | 430,000 | 435,627 | N | Detached | | | 111 | 3,874 | 3,925 | Freehold | | |
| 3, Olive Grove, Warwick, Warwickshire CV34 7BB | CV34 7BB | CV34 7 | 28/08/2020 | 563,995 | 638,816 | Y | Detached | | | 230 | 2,452 | 2,777 | Freehold | | |
| 6, Oakley Court, Warwick, Warwickshire CV34 7AZ | CV34 7AZ | CV34 7 | 10/08/2020 | 179,995 | 185,990 | Y | Flat | | | 52 | 3,461 | 3,577 | Leasehold | | |
| 7, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 04/09/2020 | 359,995 | 402,194 | Y | Detached | | | 91 | 3,956 | 4,420 | Freehold | | |
| 11, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 26/06/2020 | 279,995 | 301,590 | Y | Semi-detached | | | 72 | 3,889 | 4,189 | Freehold | | |
| 15, Oakley Drive, Warwick, Warwickshire CV34 7AY | CV34 7AY | CV34 7 | 26/08/2020 | 271,495 | 297,551 | Y | Semi-detached | | | 72 | 3,771 | 4,133 | Freehold | | |
| 16, Battersby Close, Warwick, Warwickshire CV34 7AS | CV34 7AS | CV34 7 | 22/01/2021 | 317,500 | 339,377 | N | Detached | | | 73 | 4,349 | 4,649 | Freehold | | |
| 17, Webb Drive, Warwick, Warwickshire CV34 7AR | CV34 7AR | CV34 7 | 09/02/2021 | 365,000 | 389,332 | N | Detached | | | 93 | 3,925 | 4,186 | Freehold | | |
| 71, Vickers Way, Warwick, Warwickshire CV34 7AQ | CV34 7AQ | CV34 7 | 26/02/2021 | 400,000 | 426,666 | Y | Detached | | | 92 | 4,348 | 4,638 | Freehold | | |
| 57, Vickers Way, Warwick, Warwickshire CV34 7AQ | CV34 7AQ | CV34 7 | 24/01/2020 | 674,995 | 776,429 | Y | Detached | | | 224 | 3,013 | 3,466 | Freehold | | |
| 34, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 21/04/2021 | 272,500 | 285,801 | N | Semi-detached | | | 47 | 5,798 | 6,081 | Freehold | | |
| 32, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 17/09/2021 | 266,950 | 268,658 | N | Semi-detached | | | 47 | 5,680 | 5,716 | Freehold | | |
| 52, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 25/09/2020 | 379,995 | 412,918 | Y | Semi-detached | | | 107 | 3,551 | 3,859 | Freehold | | |
| 116, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 14/02/2020 | 764,995 | 873,075 | Y | Detached | | | 246 | 3,110 | 3,549 | Freehold | | |
| 70, Vickers Way, Warwick, Warwickshire CV34 7AP | CV34 7AP | CV34 7 | 12/06/2020 | 345,000 | 371,608 | N | Semi-detached | | | 107 | 3,224 | 3,473 | Freehold | | |
| 1, Tomlinson Road, Warwick, Warwickshire CV34 7AN | CV34 7AN | CV34 7 | 27/11/2020 | 360,000 | 394,427 | N | Detached | | | 93 | 3,871 | 4,241 | Freehold | | |
| 1, Reader Close, Warwick, Warwickshire CV34 7AJ | CV34 7AJ | CV34 7 | 25/06/2021 | 675,000 | 706,278 | N | Detached | | | 216 | 3,125 | 3,270 | Freehold | | |
| 1, Orton Road, Warwick, Warwickshire CV34 7AG | CV34 7AG | CV34 7 | 03/09/2020 | 385,000 | 430,130 | N | Detached | | | 124 | 3,105 | 3,469 | Freehold | | |
| 19, Orton Road, Warwick, Warwickshire CV34 7AG | CV34 7AG | CV34 7 | 26/02/2021 | 675,000 | 719,998 | N | Detached | | | 224 | 3,013 | 3,214 | Freehold | | |
| 1, Jakeman Way, Warwick, Warwickshire CV34 7AF | CV34 7AF | CV34 7 | 15/12/2020 | 397,200 | 430,082 | N | Detached | | | 93 | 4,271 | 4,625 | Freehold | | |
| 3, Jakeman Way, Warwick, Warwickshire CV34 7AF | CV34 7AF | CV34 7 | 30/06/2021 | 400,000 | 418,535 | N | Detached | | | 93 | 4,301 | 4,500 | Freehold | | |
| 2, Blakemore Drive, Warwick, Warwickshire CV34 7AB | CV34 7AB | CV34 7 | 28/05/2020 | 785,000 | 864,541 | N | Detached | | | 246 | 3,191 | 3,514 | Freehold | | |
| | | CV34 7 Average | | | | | | | | | | 4,137 | | | |
| 6, Westgate Place, Warwick, Warwickshire CV34 6XY | CV34 6XY | CV34 6 | 27/08/2020 | 395,000 | 447,402 | N | Detached | | | 76 | 5,197 | 5,887 | Freehold | | |
| 9, Warinford Close, Warwick, Warwickshire CV34 6XU | CV34 6XU | CV34 6 | 03/06/2020 | 589,950 | 653,076 | N | Detached | | | 151 | 3,907 | 4,325 | Freehold | | |
| 5, Warinford Close, Warwick, Warwickshire CV34 6XU | CV34 6XU | CV34 6 | 10/01/2020 | 495,000 | 569,385 | N | Detached | | | 149 | 3,322 | 3,821 | Freehold | | |
| 65, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 23/02/2021 | 545,000 | 581,332 | N | Detached | | | 153 | 3,562 | 3,800 | Freehold | | |
| 37, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 01/09/2020 | 250,000 | 264,956 | N | Terraced | | | 74 | 3,378 | 3,580 | Freehold | | |
| 46, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 16/12/2020 | 419,950 | 454,715 | N | Detached | | | 134 | 3,134 | 3,393 | Freehold | | |
| 21, Brackley Crescent, Warwick, Warwickshire CV34 6XT | CV34 6XT | CV34 6 | 30/10/2020 | 315,000 | 340,385 | N | Semi-detached | | | 105 | 3,000 | 3,242 | Freehold | | |
| 15, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 04/09/2020 | 370,000 | 413,372 | N | Detached | | | 93 | 3,978 | 4,445 | Freehold | | |
| 3, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 24/06/2021 | 531,000 | 555,605 | N | Detached | | | 139 | 3,820 | 3,997 | Freehold | | |
| 9, Wren Close, Warwick, Warwickshire CV34 6XN | CV34 6XN | CV34 6 | 25/08/2020 | 750,000 | 849,497 | N | Detached | | | 213 | 3,521 | 3,988 | Freehold | | |
| 10, Swallow Drive, Warwick, Warwickshire CV34 6XL | CV34 6XL | CV34 6 | 13/03/2020 | 697,200 | 781,598 | N | Detached | | | 216 | 3,228 | 3,619 | Freehold | | |
| 25, Ophelia Drive, Heathcote, Warwick, Warwickshire CV34 6XJ | CV34 6XJ | CV34 6 | 20/03/2020 | 210,000 | 224,268 | N | Terraced | | 2 | 56 | 3,723 | 3,976 | Freehold | | |
| 1, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH | CV34 6XH | CV34 6 | 11/06/2021 | 435,000 | 455,157 | N | Detached | | 3 to 4 | 110 | 3,955 | 4,138 | Freehold | | |
| 9, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH | CV34 6XH | CV34 6 | 18/09/2020 | 450,000 | 502,749 | N | Detached | | | 124 | 3,629 | 4,054 | Freehold | | |
| 9, Lear Grove, Heathcote, Warwick, Warwickshire CV34 6XG | CV34 6XG | CV34 6 | 18/03/2021 | 325,000 | 347,339 | N | Detached | | 3 | 81 | 4,012 | 4,288 | Freehold | | |
| 3, Cordelia Green, Heathcote, Warwick, Warwickshire CV34 6XE | CV34 6XE | CV34 6 | 11/02/2020 | 330,000 | 376,623 | N | Detached | | 3 | 76 | 4,342 | 4,956 | Freehold | | |
| 9, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB | CV34 6XB | CV34 6 | 23/07/2021 | 375,000 | 397,944 | N | Detached | | 3 | 89 | 4,213 | 4,471 | Freehold | | |
| 11, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB | CV34 6XB | CV34 6 | 29/05/2020 | 385,000 | 424,011 | N | Detached | | 3 to 4 | 109 | 3,532 | 3,890 | Freehold | | |
| 3, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW | CV34 6WW | CV34 6 | 09/01/2020 | 570,500 | 592,082 | Y | Flat | | | 122 | 4,676 | 4,853 | Leasehold | | |
| 1, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW | CV34 6WW | CV34 6 | 10/01/2020 | 570,000 | 591,563 | Y | Flat | | | 128 | 4,453 | 4,622 | Leasehold | | |
| 56, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 30/10/2020 | 305,000 | 338,023 | N | Detached | | | 74 | 4,122 | 4,568 | Freehold | | |
| 54, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 11/03/2021 | 300,000 | 320,621 | N | Detached | | | 74 | 4,054 | 4,333 | Freehold | | |
| 4, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 13/08/2021 | 294,000 | 299,189 | N | Semi-detached | | | 74 | 3,973 | 4,043 | Freehold | | |
| 64, Peregrine Way, Warwick, Warwickshire CV34 6WS | CV34 6WS | CV34 6 | 25/06/2021 | 340,000 | 350,232 | N | Semi-detached | | | 107 | 3,178 | 3,273 | Freehold | | |
| 167, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 17/05/2021 | 285,000 | 296,944 | N | Semi-detached | | | 74 | 3,851 | 4,013 | Freehold | | |
| 113, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 06/01/2021 | 170,000 | 168,757 | N | Flat | | | 45 | 3,778 | 3,750 | Leasehold | | |
| 119, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 09/04/2021 | 180,000 | 181,703 | N | Flat | | | 50 | 3,600 | 3,634 | Leasehold | | |
| 109, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 23/08/2021 | 180,000 | 179,731 | N | Flat | | | 50 | 3,600 | 3,595 | Leasehold | | |
| 5, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 24/08/2020 | 330,000 | 361,670 | N | Semi-detached | | | 107 | 3,084 | 3,380 | Freehold | | |
| 9, Peregrine Way, Warwick, Warwickshire CV34 6WP | CV34 6WP | CV34 6 | 05/03/2021 | 340,000 | 355,805 | N | Semi-detached | | | 107 | 3,178 | 3,325 | Freehold | | |
| 40, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 25/01/2021 | 365,000 | 390,150 | N | Detached | | | 91 | 4,011 | 4,287 | Freehold | | |
| 28, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 29/01/2020 | 340,000 | 391,093 | N | Detached | | | 92 | 3,696 | 4,251 | Freehold | | |
| 46, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 08/10/2021 | 286,000 | 281,457 | N | Semi-detached | | | 74 | 3,865 | 3,803 | Freehold | | |
| 15, Nightingale Avenue, Warwick, Warwickshire CV34 6WN | CV34 6WN | CV34 6 | 23/10/2020 | 335,000 | 361,997 | N | Semi-detached | | | 107 | 3,131 | 3,383 | Freehold | | |
| 9, Macbeth Approach, Warwick, Warwickshire CV34 6WL | CV34 6WL | CV34 6 | 09/10/2020 | 795,000 | 881,075 | N | Detached | | | 243 | 3,272 | 3,626 | Freehold | | |
| 5, Macbeth Approach, Warwick, Warwickshire CV34 6WL | CV34 6WL | CV34 6 | 30/03/2020 | 670,000 | 751,106 | N | Detached | | | 216 | 3,102 | 3,477 | Freehold | | |
| 7, Heron Way, Warwick, Warwickshire CV34 6WH | CV34 6WH | CV34 6 | 27/03/2020 | 536,000 | 600,885 | N | Detached | | | 139 | 3,856 | 4,323 | Freehold | | |
| 2, Atkinson House, Merlin Way, Warwick, Warwickshire CV34 6WG | CV34 6WG | CV34 6 | 04/03/2020 | 422,000 | 429,829 | N | Flat | | | 120 | 3,517 | 3,582 | Leasehold | | |
| 1, Connolly Lodge, Merlin Way, Warwick, Warwickshire CV34 6UJ | CV34 6UJ | CV34 6 | 23/02/2021 | 480,000 | 478,828 | N | Flat | | | 112 | 4,286 | 4,275 | Leasehold | | |
| 25, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 12/08/2021 | 310,000 | 315,471 | N | Semi-detached | | | 78 | 3,974 | 4,045 | Freehold | | |
| 21, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 10/02/2021 | 300,000 | 303,775 | N | Terraced | | | 78 | 3,846 | 3,895 | Freehold | | |
| 28, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 27/03/2020 | 261,000 | 278,733 | N | Terraced | | | 73 | 3,575 | 3,818 | Freehold | | |
| 30, Yeats Drive, Warwick, Warwickshire CV34 6TZ | CV34 6TZ | CV34 6 | 25/06/2021 | 365,000 | 381,913 | N | Detached | | | 123 | 2,967 | 3,105 | Freehold | | |
| 21, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ | CV34 6TQ | CV34 6 | 16/11/2020 | 480,000 | 525,902 | N | Detached | | | 123 | 3,902 | 4,276 | Freehold | | |
| 14, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ | CV34 6TQ | CV34 6 | 25/06/2021 | 482,000 | 504,335 | N | Detached | | | 120 | 4,017 | 4,203 | Freehold | | |
| 18, Great Field Drive, Warwick, Warwickshire CV34 6TN | CV34 6TN | CV34 6 | 26/03/2021 | 260,000 | 264,680 | N | Terraced | | | 74 | 3,514 | 3,577 | Leasehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 2, Teasdale Place, Warwick, Warwickshire CV34 6TG | CV34 6TG | CV34 6 | 11/03/2021 | 490,000 | 523,681 | N | Detached | | | 140 | 3,500 | 3,741 | Freehold | | |
| Woodlands Barn, Banbury Road, Warwick, Warwickshire CV34 6SU | CV34 6SU | CV34 6 | 09/07/2020 | 1,200,000 | 1,366,586 | N | Detached | | | 338 | 3,550 | 4,043 | Freehold | | |
| 9, Mander Grove, Warwick, Warwickshire CV34 6RY | CV34 6RY | CV34 6 | 20/03/2020 | 430,000 | 482,053 | N | Detached | | | 115 | 3,739 | 4,192 | Freehold | | |
| 35, Mander Grove, Warwick, Warwickshire CV34 6RY | CV34 6RY | CV34 6 | 08/01/2021 | 245,000 | 247,900 | N | Terraced | | 3 | 74 | 3,311 | 3,350 | Freehold | | |
| 10, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 25/06/2020 | 475,000 | 525,826 | N | Detached | | 3 to 4 | 109 | 4,358 | 4,824 | Freehold | | |
| 11, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 12/08/2021 | 505,000 | 519,537 | N | Detached | | | 126 | 4,008 | 4,123 | Freehold | | |
| 1, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 26/02/2021 | 535,000 | 570,665 | N | Detached | | | 139 | 3,849 | 4,106 | Freehold | | |
| 2, Verden Avenue, Warwick, Warwickshire CV34 6RX | CV34 6RX | CV34 6 | 08/12/2020 | 566,000 | 612,855 | N | Detached | | | 172 | 3,291 | 3,563 | Freehold | | |
| 2, Croft Close, Warwick, Warwickshire CV34 6QY | CV34 6QY | CV34 6 | 06/03/2020 | 410,000 | 459,632 | N | Detached | | | 120 | 3,417 | 3,830 | Freehold | | |
| 2, The Malins, Warwick, Warwickshire CV34 6QU | CV34 6QU | CV34 6 | 15/04/2021 | 698,000 | 745,854 | N | Detached | | 3 to 4 | 219 | 3,187 | 3,406 | Freehold | | |
| 8, Dodd Avenue, Warwick, Warwickshire CV34 6QS | CV34 6QS | CV34 6 | 14/01/2021 | 510,000 | 545,141 | N | Detached | | 3 to 4 | 116 | 4,397 | 4,699 | Freehold | | |
| 2, Dodd Avenue, Warwick, Warwickshire CV34 6QS | CV34 6QS | CV34 6 | 24/06/2021 | 681,000 | 712,556 | N | Detached | | | 196 | 3,474 | 3,635 | Freehold | | |
| 29, Dodd Avenue, Warwick, Warwickshire CV34 6QR | CV34 6QR | CV34 6 | 18/01/2021 | 480,000 | 513,074 | N | Detached | | | 113 | 4,248 | 4,540 | Freehold | | |
| 5, Ward Grove, Warwick, Warwickshire CV34 6QL | CV34 6QL | CV34 6 | 15/09/2020 | 630,000 | 703,849 | N | Detached | | 3 | 142 | 4,437 | 4,957 | Freehold | | |
| 20, Bennett Drive, Warwick, Warwickshire CV34 6QJ | CV34 6QJ | CV34 6 | 14/01/2021 | 745,000 | 796,333 | N | Detached | | | 203 | 3,670 | 3,923 | Freehold | | |
| 16, Ashley Crescent, Warwick, Warwickshire CV34 6QH | CV34 6QH | CV34 6 | 18/10/2021 | 1,000,000 | 984,632 | N | Detached | | 3 to 4 | 227 | 4,405 | 4,338 | Freehold | | |
| 207, Myton Road, Warwick, Warwickshire CV34 6QD | CV34 6QD | CV34 6 | 24/07/2020 | 920,000 | 1,047,716 | N | Detached | | | 269 | 3,420 | 3,895 | Freehold | | |
| 6, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB | CV34 6QB | CV34 6 | 04/03/2021 | 535,000 | 571,774 | N | Detached | | | 123 | 4,350 | 4,649 | Freehold | | |
| 3, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB | CV34 6QB | CV34 6 | 24/02/2020 | 520,000 | 593,467 | N | Detached | | 3 to 4 | 140 | 3,714 | 4,239 | Freehold | | |
| 10, Myton Crescent, Warwick, Warwickshire CV34 6QA | CV34 6QA | CV34 6 | 24/02/2020 | 795,000 | 907,319 | N | Detached | | | 161 | 4,938 | 5,636 | Freehold | | |
| 11, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 17/09/2021 | 510,000 | 516,674 | N | Detached | | 3 to 4 | 111 | 4,595 | 4,655 | Freehold | | |
| 9, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 14/12/2020 | 495,000 | 522,788 | N | Semi-detached | | | 125 | 3,960 | 4,182 | Freehold | | |
| 40, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 04/12/2020 | 263,000 | 268,819 | N | Terraced | | 3 | 73 | 3,603 | 3,682 | Freehold | | |
| 36, Rogers Way, Warwick, Warwickshire CV34 6PY | CV34 6PY | CV34 6 | 26/02/2020 | 250,000 | 270,987 | N | Terraced | | 2 to 3 | 80 | 3,125 | 3,387 | Freehold | | |
| 26, Young Close, Warwick, Warwickshire CV34 6PW | CV34 6PW | CV34 6 | 21/08/2020 | 320,000 | 350,711 | N | Semi-detached | | 3 to 4 | 95 | 3,368 | 3,692 | Freehold | | |
| 6, Young Close, Warwick, Warwickshire CV34 6PW | CV34 6PW | CV34 6 | 28/08/2020 | 485,000 | 549,342 | N | Detached | | | 157 | 3,089 | 3,499 | Freehold | | |
| 284, Myton Road, Warwick, Warwickshire CV34 6PU | CV34 6PU | CV34 6 | 29/06/2021 | 800,000 | 837,070 | N | Detached | | | 195 | 4,103 | 4,293 | Freehold | | |
| 132, Myton Road, Warwick, Warwickshire CV34 6PR | CV34 6PR | CV34 6 | 22/12/2020 | 1,365,000 | 1,477,999 | N | Detached | | | 276 | 4,946 | 5,355 | Freehold | | |
| 20, Archery Fields, Warwick, Warwickshire CV34 6PQ | CV34 6PQ | CV34 6 | 30/11/2020 | 272,500 | 298,559 | N | Detached | | 2 | 71 | 3,838 | 4,205 | Leasehold | | |
| 16, Archery Fields, Warwick, Warwickshire CV34 6PQ | CV34 6PQ | CV34 6 | 13/08/2021 | 275,000 | 274,590 | N | Flat | | 2 | 74 | 3,716 | 3,711 | Leasehold | | |
| 5, Wake Grove, Warwick, Warwickshire CV34 6PN | CV34 6PN | CV34 6 | 11/12/2020 | 565,000 | 611,773 | N | Detached | | | 149 | 3,792 | 4,106 | Freehold | | |
| 85, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 18/12/2020 | 650,000 | 664,381 | N | Terraced | | 2 to 3 | 113 | 5,752 | 5,879 | Freehold | | |
| 115, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 06/04/2021 | 535,000 | 561,113 | N | Semi-detached | | 2 to 3 | 116 | 4,612 | 4,837 | Freehold | | |
| 93, Bridge End, Warwick, Warwickshire CV34 6PD | CV34 6PD | CV34 6 | 09/04/2021 | 247,000 | 249,337 | N | Flat | | 2 | 81 | 3,049 | 3,078 | Leasehold | | |
| 19, Bridge End, Warwick, Warwickshire CV34 6PB | CV34 6PB | CV34 6 | 04/09/2020 | 725,000 | 768,372 | N | Terraced | | 3 | 139 | 5,216 | 5,528 | Leasehold | | |
| 12, John Scott Way, Warwick, Warwickshire CV34 6NY | CV34 6NY | CV34 6 | 31/03/2021 | 320,000 | 334,875 | N | Semi-detached | | | 85 | 3,765 | 3,940 | Freehold | | |
| 27, Morecroft Drive, Warwick, Warwickshire CV34 6NU | CV34 6NU | CV34 6 | 16/04/2021 | 455,000 | 486,194 | N | Detached | | 3 to 4 | 118 | 3,856 | 4,120 | Freehold | | |
| 1, Meakins Close, Warwick, Warwickshire CV34 6NT | CV34 6NT | CV34 6 | 26/02/2021 | 342,500 | 365,333 | N | Detached | | 3 | 86 | 3,983 | 4,248 | Freehold | | |
| 5, Meakins Close, Warwick, Warwickshire CV34 6NT | CV34 6NT | CV34 6 | 08/01/2021 | 340,000 | 363,427 | N | Detached | | 3 to 4 | 87 | 3,904 | 4,173 | Freehold | | |
| 15, Bromhurst Way, Warwick, Warwickshire CV34 6NS | CV34 6NS | CV34 6 | 25/09/2020 | 285,000 | 302,050 | N | Terraced | | 3 | 85 | 3,371 | 3,573 | Freehold | | |
| 9, Bromhurst Way, Warwick, Warwickshire CV34 6NS | CV34 6NS | CV34 6 | 24/02/2021 | 367,500 | 383,263 | N | Semi-detached | | | 133 | 2,763 | 2,882 | Freehold | | |
| 17, Price Close West, Warwick, Warwickshire CV34 6NR | CV34 6NR | CV34 6 | 22/01/2021 | 247,000 | 249,924 | N | Terraced | | 2 | 71 | 3,479 | 3,520 | Freehold | | |
| 5, Dey Croft, Warwick, Warwickshire CV34 6NP | CV34 6NP | CV34 6 | 04/12/2020 | 475,000 | 514,322 | N | Detached | | | 126 | 3,770 | 4,082 | Freehold | | |
| 12, The Grange, Gallagher Square, Warwick, Warwickshire CV34 6NL | CV34 6NL | CV34 6 | 27/11/2020 | 431,000 | 436,807 | Y | Flat | | | 88 | 4,898 | 4,964 | Leasehold | | |
| 42, Holioake Drive, Warwick, Warwickshire CV34 6NF | CV34 6NF | CV34 6 | 09/01/2020 | 408,000 | 469,311 | N | Detached | | 2 to 3 | 87 | 4,690 | 5,394 | Freehold | | |
| 18, Howard Walk, Warwick, Warwickshire CV34 6ND | CV34 6ND | CV34 6 | 04/03/2021 | 370,000 | 376,661 | N | Terraced | | 3 to 4 | 108 | 3,426 | 3,488 | Freehold | | |
| 16, Howard Walk, Warwick, Warwickshire CV34 6ND | CV34 6ND | CV34 6 | 27/07/2020 | 420,000 | 453,147 | N | Terraced | | 3 | 153 | 2,745 | 2,962 | Freehold | | |
| 10, Priors Grove Close, Warwick, Warwickshire CV34 6LY | CV34 6LY | CV34 6 | 25/05/2021 | 260,000 | 270,896 | N | Semi-detached | | | 37 | 6,971 | 7,263 | Freehold | | |
| 48, Priors Grove Close, Warwick, Warwickshire CV34 6LY | CV34 6LY | CV34 6 | 13/11/2020 | 512,000 | 560,962 | N | Detached | | | 146 | 3,507 | 3,842 | Freehold | | |
| 26, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 07/04/2021 | 430,000 | 459,480 | N | Detached | | 3 | 106 | 4,057 | 4,335 | Freehold | | |
| 5, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 30/09/2020 | 425,000 | 474,819 | N | Detached | | 3 | 110 | 3,864 | 4,317 | Freehold | | |
| 24, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 01/06/2020 | 540,000 | 597,782 | N | Detached | | | 152 | 3,553 | 3,933 | Freehold | | |
| 29, Aragon Drive, Warwick, Warwickshire CV34 6LR | CV34 6LR | CV34 6 | 04/06/2020 | 370,000 | 409,591 | N | Detached | | 3 to 4 | 107 | 3,458 | 3,828 | Freehold | | |
| 28, Hardwick Field Lane, Warwick, Warwickshire CV34 6LN | CV34 6LN | CV34 6 | 21/05/2021 | 340,000 | 354,249 | N | Semi-detached | | 3 | 118 | 2,881 | 3,002 | Freehold | | |
| 28, Kipling Avenue, Warwick, Warwickshire CV34 6LD | CV34 6LD | CV34 6 | 11/09/2020 | 290,000 | 307,349 | N | Terraced | | 3 | 88 | 3,295 | 3,493 | Freehold | | |
| 1, Kipling Avenue, Warwick, Warwickshire CV34 6LD | CV34 6LD | CV34 6 | 05/10/2020 | 275,000 | 297,162 | N | Semi-detached | | 3 | 98 | 2,806 | 3,032 | Freehold | | |
| 28a, Byron Avenue, Warwick, Warwickshire CV34 6LB | CV34 6LB | CV34 6 | 18/01/2021 | 180,000 | 178,684 | N | Flat | | 2 | 69 | 2,609 | 2,590 | Leasehold | | |
| 32, Shelley Avenue, Warwick, Warwickshire CV34 6LA | CV34 6LA | CV34 6 | 24/01/2020 | 249,999 | 278,867 | N | Semi-detached | | 2 to 3 | 88 | 2,841 | 3,169 | Freehold | | |
| 34, Shelley Avenue, Warwick, Warwickshire CV34 6LA | CV34 6LA | CV34 6 | 01/04/2021 | 230,000 | 241,226 | N | Semi-detached | | 3 | 98 | 2,347 | 2,461 | Freehold | | |
| 20, Alder Meadow, Warwick, Warwickshire CV34 6JY | CV34 6JY | CV34 6 | 29/05/2020 | 167,000 | 169,396 | N | Flat | | 2 | 58 | 2,879 | 2,921 | Leasehold | | |
| 11, Masefield Avenue, Warwick, Warwickshire CV34 6JX | CV34 6JX | CV34 6 | 28/06/2021 | 297,000 | 305,938 | N | Semi-detached | | 3 | 97 | 3,062 | 3,154 | Freehold | | |
| 19, Masefield Avenue, Warwick, Warwickshire CV34 6JX | CV34 6JX | CV34 6 | 16/10/2020 | 252,000 | 265,119 | N | Terraced | | 2 to 3 | 87 | 2,897 | 3,047 | Freehold | | |
| 70a, Hampton Road, Warwick, Warwickshire CV34 6JW | CV34 6JW | CV34 6 | 29/04/2021 | 189,000 | 190,788 | N | Flat | | 2 | 69 | 2,739 | 2,765 | Leasehold | | |
| 19, Shakespeare Avenue, Warwick, Warwickshire CV34 6JT | CV34 6JT | CV34 6 | 30/04/2020 | 233,000 | 242,453 | N | Terraced | | 3 | 80 | 2,913 | 3,031 | Freehold | | |
| 31, Browning Avenue, Warwick, Warwickshire CV34 6IQ | CV34 6IQ | CV34 6 | 07/08/2020 | 255,000 | 279,473 | N | Semi-detached | | 3 | 93 | 2,729 | 2,991 | Freehold | | |
| 35, Hampton Road, Warwick, Warwickshire CV34 6JL | CV34 6JL | CV34 6 | 10/01/2020 | 295,000 | 329,065 | N | Semi-detached | | 3 | 89 | 3,315 | 3,697 | Freehold | | |
| 54, Hampton Road, Warwick, Warwickshire CV34 6JL | CV34 6JL | CV34 6 | 27/08/2021 | 287,000 | 292,065 | N | Semi-detached | | 3 | 91 | 3,154 | 3,210 | Freehold | | |
| 28, Burns Avenue, Warwick, Warwickshire CV34 6JJ | CV34 6JJ | CV34 6 | 17/01/2020 | 264,000 | 294,485 | N | Semi-detached | | 3 | 90 | 2,933 | 3,272 | Freehold | | |
| 6, Milton Avenue, Warwick, Warwickshire CV34 6JH | CV34 6JH | CV34 6 | 28/07/2021 | 278,000 | 284,735 | N | Terraced | | 2 to 3 | 87 | 3,195 | 3,273 | Freehold | | |
| 1, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 08/10/2021 | 420,000 | 413,545 | N | Detached | | 3 | 95 | 4,421 | 4,353 | Freehold | | |
| 12, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 24/08/2020 | 240,000 | 256,583 | N | Terraced | | 2 to 3 | 62 | 3,871 | 4,138 | Freehold | | |
| 18, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 14/05/2021 | 267,000 | 278,190 | N | Semi-detached | | 3 | 71 | 3,761 | 3,918 | Freehold | | |
| 10, Swan Meadow, Warwick, Warwickshire CV34 6HZ | CV34 6HZ | CV34 6 | 13/11/2020 | 242,500 | 251,557 | N | Terraced | | 2 to 3 | 69 | 3,514 | 3,646 | Freehold | | |
| 15, Little Field Close, Warwick, Warwickshire CV34 6HY | CV34 6HY | CV34 6 | 22/03/2021 | 470,000 | 502,306 | N | Detached | | | 106 | 4,434 | 4,739 | Freehold | | |
| 26, Hampton Street, Warwick, Warwickshire CV34 6HU | CV34 6HU | CV34 6 | 20/05/2020 | 320,000 | 338,245 | N | Terraced | | 3 | 117 | 2,735 | 2,891 | Freehold | | |
| 13, Hampton Street, Warwick, Warwickshire CV34 6HS | CV34 6HS | CV34 6 | 12/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 102 | 2,647 | 2,680 | Freehold | | |
| 1, Stand Street, Warwick, Warwickshire CV34 6HR | CV34 6HR | CV34 6 | 13/03/2020 | 243,000 | 259,510 | N | Terraced | | 2 to 3 | 80 | 3,038 | 3,244 | Freehold | | |
| 21, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 10/07/2020 | 178,000 | 186,534 | N | Flat | | 2 | 60 | 2,967 | 3,109 | Leasehold | | |
| 7, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 05/03/2021 | 475,000 | 507,650 | N | Detached | | 3 to 4 | 164 | 2,901 | 3,100 | Freehold | | |
| 34, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ | CV34 6HQ | CV34 6 | 10/12/2020 | 175,000 | 178,872 | N | Terraced | | 2 | 75 | 2,333 | 2,385 | Freehold | | |
| 45, Monks Way, Warwick, Warwickshire CV34 6HH | CV34 6HH | CV34 6 | 19/04/2021 | 170,000 | 173,448 | N | Terraced | | 2 to 3 | 66 | 2,576 | 2,628 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 55, Crompton Street, Warwick, Warwickshire CV34 6HG | CV34 6HG | CV34 6 | 28/10/2020 | 295,000 | 310,357 | N | Terraced | | 3 to 4 | 91 | 3,246 | 3,415 | Freehold | | |
| 44, Bread And Meat Close, Warwick, Warwickshire CV34 6HF | CV34 6HF | CV34 6 | 04/06/2020 | 227,000 | 230,985 | N | Flat | | 2 | 84 | 2,702 | 2,750 | Leasehold | | |
| 4, Carroll Drive, Warwick, Warwickshire CV34 6GZ | CV34 6GZ | CV34 6 | 24/06/2021 | 695,000 | 727,204 | N | Detached | | | 192 | 3,620 | 3,788 | Freehold | | |
| 19, Rambures Close, Heathcote, Warwick, Warwickshire CV34 6GW | CV34 6GW | CV34 6 | 17/02/2020 | 249,999 | 270,986 | N | Terraced | | 2 to 3 | 76 | 3,289 | 3,566 | Freehold | | |
| 3, Alcott Close, Warwick, Warwickshire CV34 6GU | CV34 6GU | CV34 6 | 23/10/2020 | 307,500 | 332,281 | N | Semi-detached | | | 80 | 3,844 | 4,154 | Freehold | | |
| 1, Alcott Close, Warwick, Warwickshire CV34 6GU | CV34 6GU | CV34 6 | 26/03/2021 | 320,000 | 334,875 | N | Semi-detached | | | 85 | 3,765 | 3,940 | Freehold | | |
| 27, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 18/05/2021 | 280,000 | 284,621 | N | Terraced | | 3 | 69 | 4,035 | 4,101 | Freehold | | |
| 28, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 23/08/2021 | 325,000 | 334,355 | N | Detached | | 2 to 3 | 85 | 3,824 | 3,934 | Freehold | | |
| 11, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 26/03/2021 | 442,000 | 449,957 | N | Terraced | | 3 to 4 | 118 | 3,746 | 3,813 | Freehold | | |
| 19, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR | CV34 6GR | CV34 6 | 22/09/2020 | 286,000 | 303,109 | N | Terraced | | 2 to 3 | 85 | 3,365 | 3,566 | Freehold | | |
| 6, Sir Toby Belch Drive, Heathcote, Warwick, Warwickshire CV34 6GP | CV34 6GP | CV34 6 | 22/03/2021 | 305,000 | 310,490 | N | Terraced | | 3 to 4 | 68 | 4,485 | 4,566 | Freehold | | |
| 12, Parolles Close, Heathcote, Warwick, Warwickshire CV34 6GL | CV34 6GL | CV34 6 | 18/12/2020 | 215,000 | 227,070 | N | Semi-detached | | 2 | 58 | 3,707 | 3,915 | Freehold | | |
| 12, Jack Cade Way, Warwick, Warwickshire CV34 6GH | CV34 6GH | CV34 6 | 04/09/2020 | 290,000 | 315,126 | N | Semi-detached | | 3 | 78 | 3,718 | 4,040 | Freehold | | |
| 9, Patience Grove, Heathcote, Warwick, Warwickshire CV34 6GG | CV34 6GG | CV34 6 | 28/05/2021 | 570,000 | 593,888 | N | Semi-detached | | | 154 | 3,701 | 3,856 | Freehold | | |
| 15, Priam Circus, Heathcote, Warwick, Warwickshire CV34 6GF | CV34 6GF | CV34 6 | 19/03/2021 | 228,000 | 232,104 | N | Terraced | | 2 | 56 | 4,071 | 4,145 | Freehold | | |
| 16, Eglamour Way, Heathcote, Warwick, Warwickshire CV34 6GE | CV34 6GE | CV34 6 | 20/05/2021 | 409,950 | 416,715 | N | Terraced | | 3 to 4 | 107 | 3,831 | 3,895 | Freehold | | |
| 8, Donalbain Close, Heathcote, Warwick, Warwickshire CV34 6GD | CV34 6GD | CV34 6 | 06/01/2020 | 365,000 | 419,850 | N | Detached | | | 108 | 3,380 | 3,888 | Freehold | | |
| 14, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 29/06/2021 | 300,000 | 300,566 | N | Terraced | | 3 to 4 | 75 | 4,000 | 4,008 | Freehold | | |
| 45, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 19/09/2021 | 290,000 | 290,186 | N | Terraced | | 3 | 75 | 3,867 | 3,869 | Freehold | | |
| 57, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 30/04/2020 | 307,500 | 319,975 | N | Terraced | | 3 | 103 | 2,985 | 3,107 | Freehold | | |
| 55, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB | CV34 6GB | CV34 6 | 26/03/2021 | 325,000 | 330,850 | N | Terraced | | 3 to 4 | 110 | 2,955 | 3,008 | Freehold | | |
| 76, Portia Way, Heathcote, Warwick, Warwickshire CV34 6FY | CV34 6FY | CV34 6 | 16/09/2021 | 312,500 | 312,701 | N | Terraced | | 2 to 3 | 87 | 3,592 | 3,594 | Freehold | | |
| 21, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS | CV34 6FS | CV34 6 | 30/10/2020 | 297,000 | 312,462 | N | Terraced | | 2 to 3 | 95 | 3,126 | 3,289 | Freehold | | |
| 14, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS | CV34 6FS | CV34 6 | 24/08/2020 | 283,000 | 302,554 | N | Terraced | | 2 to 3 | 98 | 2,888 | 3,087 | Freehold | | |
| 4, Orsino Close, Heathcote, Warwick, Warwickshire CV34 6FP | CV34 6FP | CV34 6 | 07/02/2020 | 393,950 | 449,608 | N | Detached | | 3 to 4 | 103 | 3,825 | 4,365 | Freehold | | |
| 9, Shylock Grove, Heathcote, Warwick, Warwickshire CV34 6FN | CV34 6FN | CV34 6 | 07/06/2021 | 442,000 | 462,481 | N | Detached | | 3 to 4 | 160 | 2,763 | 2,891 | Freehold | | |
| 27, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ | CV34 6FJ | CV34 6 | 27/03/2020 | 540,000 | 605,369 | N | Detached | | | 146 | 3,699 | 4,146 | Freehold | | |
| 32, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ | CV34 6FJ | CV34 6 | 03/04/2020 | 380,000 | 413,340 | N | Detached | | | 133 | 2,857 | 3,108 | Freehold | | |
| 6, Lady Grey Avenue, Heathcote, Warwick, Warwickshire CV34 6FH | CV34 6FH | CV34 6 | 24/07/2020 | 360,000 | 409,976 | N | Detached | | 3 to 4 | 108 | 3,333 | 3,796 | Freehold | | |
| 9, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF | CV34 6FF | CV34 6 | 08/03/2021 | 580,000 | 619,867 | N | Detached | | | 97 | 5,979 | 6,390 | Freehold | | |
| 1, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF | CV34 6FF | CV34 6 | 18/06/2021 | 570,000 | 596,412 | N | Detached | | | 184 | 3,098 | 3,241 | Freehold | | |
| 39, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE | CV34 6FE | CV34 6 | 15/01/2021 | 525,000 | 561,175 | N | Detached | | | 133 | 3,947 | 4,219 | Freehold | | |
| 2, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE | CV34 6FE | CV34 6 | 30/03/2021 | 510,000 | 545,056 | N | Detached | | | 170 | 3,000 | 3,206 | Freehold | | |
| 1, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB | CV34 6FB | CV34 6 | 30/03/2021 | 500,000 | 534,368 | N | Detached | | | 138 | 3,623 | 3,872 | Freehold | | |
| 11, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB | CV34 6FB | CV34 6 | 12/11/2020 | 545,000 | 597,118 | N | Detached | | | 163 | 3,344 | 3,663 | Freehold | | |
| 5, Falstaff Grove, Warwick, Warwickshire CV34 6EY | CV34 6EY | CV34 6 | 26/02/2021 | 207,000 | 220,800 | N | Detached | | 1 | 45 | 4,600 | 4,907 | Freehold | | |
| 8, Falstaff Grove, Warwick, Warwickshire CV34 6EY | CV34 6EY | CV34 6 | 11/06/2021 | 280,000 | 288,426 | N | Semi-detached | | 3 | 106 | 2,642 | 2,721 | Freehold | | |
| 41, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 20/09/2021 | 340,000 | 340,218 | N | Terraced | | 3 | 75 | 4,533 | 4,536 | Freehold | | |
| 14, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 24/02/2021 | 310,000 | 323,296 | N | Semi-detached | | 3 | 73 | 4,258 | 4,441 | Freehold | | |
| 36, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 22/06/2020 | 248,000 | 267,127 | N | Semi-detached | | 2 to 3 | 76 | 3,263 | 3,515 | Freehold | | |
| 35, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX | CV34 6EX | CV34 6 | 31/01/2020 | 275,000 | 300,361 | N | Terraced | | 3 | 105 | 2,619 | 2,861 | Freehold | | |
| 16, Capulet Drive, Heathcote, Warwick, Warwickshire CV34 6EW | CV34 6EW | CV34 6 | 22/10/2021 | 450,000 | 443,084 | N | Detached | | | 107 | 4,206 | 4,141 | Freehold | | |
| 21, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 19/05/2021 | 280,000 | 284,621 | N | Terraced | | 3 | 71 | 3,944 | 4,009 | Freehold | | |
| 20, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 02/10/2020 | 364,000 | 382,950 | N | Terraced | | 3 to 4 | 99 | 3,677 | 3,868 | Freehold | | |
| 10, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 10/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 76 | 3,553 | 3,597 | Freehold | | |
| 24, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU | CV34 6EU | CV34 6 | 12/04/2021 | 210,000 | 214,260 | N | Terraced | | 2 | 63 | 3,312 | 3,379 | Freehold | | |
| 3, Timon View, Heathcote, Warwick, Warwickshire CV34 6ES | CV34 6ES | CV34 6 | 22/03/2021 | 470,000 | 502,306 | N | Detached | | 3 to 4 | 123 | 3,821 | 4,084 | Freehold | | |
| 14, Tamora Close, Heathcote, Warwick, Warwickshire CV34 6ER | CV34 6ER | CV34 6 | 23/06/2021 | 525,000 | 549,327 | N | Detached | | | 150 | 3,500 | 3,662 | Freehold | | |
| 31, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 20/05/2021 | 535,000 | 566,493 | N | Detached | | | 123 | 4,358 | 4,615 | Freehold | | |
| 15, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 07/02/2020 | 445,000 | 507,870 | N | Detached | | 3 to 4 | 122 | 3,648 | 4,163 | Freehold | | |
| 2, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 09/10/2020 | 250,000 | 270,147 | N | Semi-detached | | 2 | 65 | 3,840 | 4,150 | Freehold | | |
| 10, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN | CV34 6EN | CV34 6 | 31/07/2020 | 250,000 | 275,453 | N | Semi-detached | | 3 to 4 | 73 | 3,425 | 3,773 | Freehold | | |
| 15, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG | CV34 6EG | CV34 6 | 30/09/2020 | 478,000 | 534,031 | N | Detached | | | 129 | 3,705 | 4,140 | Freehold | | |
| 5, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG | CV34 6EG | CV34 6 | 05/02/2021 | 525,000 | 559,999 | N | Detached | | | 188 | 2,793 | 2,979 | Freehold | | |
| 1, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 06/10/2020 | 340,000 | 376,812 | N | Detached | | 3 | 89 | 3,820 | 4,234 | Freehold | | |
| 8, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 14/05/2021 | 346,000 | 366,367 | N | Detached | | 3 | 88 | 3,932 | 4,163 | Freehold | | |
| 39, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE | CV34 6EE | CV34 6 | 06/10/2020 | 442,000 | 489,856 | N | Detached | | | 153 | 2,889 | 3,202 | Freehold | | |
| 70, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED | CV34 6ED | CV34 6 | 13/03/2020 | 385,000 | 431,605 | N | Detached | | | 130 | 2,962 | 3,320 | Freehold | | |
| 67, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED | CV34 6ED | CV34 6 | 28/02/2020 | 290,000 | 321,342 | N | Semi-detached | | 2 to 3 | 100 | 2,900 | 3,213 | Freehold | | |
| 30, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB | CV34 6EB | CV34 6 | 05/08/2020 | 378,000 | 428,147 | N | Detached | | 3 | 107 | 3,533 | 4,001 | Freehold | | |
| 34, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB | CV34 6EB | CV34 6 | 26/06/2020 | 570,000 | 630,992 | N | Detached | | | 253 | 2,253 | 2,494 | Freehold | | |
| 3, Cicero Approach, Heathcote, Warwick, Warwickshire CV34 6EA | CV34 6EA | CV34 6 | 07/12/2020 | 390,000 | 422,285 | N | Detached | | 3 to 4 | 117 | 3,333 | 3,609 | Freehold | | |
| 47, Brittain Lane, Warwick, Warwickshire CV34 6DX | CV34 6DX | CV34 6 | 11/09/2020 | 370,000 | 402,057 | N | Semi-detached | | 3 | 120 | 3,083 | 3,350 | Freehold | | |
| 7, Farzens Avenue, Warwick, Warwickshire CV34 6DU | CV34 6DU | CV34 6 | 29/04/2021 | 297,500 | 317,896 | N | Detached | | 3 | 84 | 3,542 | 3,784 | Freehold | | |
| 15, Blackbades Boulevard, Warwick, Warwickshire CV34 6DT | CV34 6DT | CV34 6 | 17/01/2020 | 299,000 | 333,527 | N | Semi-detached | | 3 | 81 | 3,691 | 4,118 | Freehold | | |
| 15, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 21/01/2021 | 312,500 | 316,199 | N | Terraced | | 3 | 100 | 3,125 | 3,162 | Freehold | | |
| 17, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 11/03/2020 | 395,000 | 421,837 | N | Terraced | | 3 to 4 | 135 | 2,926 | 3,125 | Freehold | | |
| 27, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR | CV34 6DR | CV34 6 | 15/07/2020 | 390,000 | 429,707 | N | Semi-detached | | 3 to 4 | 173 | 2,254 | 2,484 | Freehold | | |
| 11, Freers Mews, Warwick, Warwickshire CV34 6DP | CV34 6DP | CV34 6 | 11/03/2020 | 340,000 | 381,158 | N | Detached | | 3 | 90 | 3,778 | 4,235 | Freehold | | |
| 10, Freers Mews, Warwick, Warwickshire CV34 6DP | CV34 6DP | CV34 6 | 30/06/2021 | 310,000 | 324,365 | N | Detached | | 2 to 3 | 96 | 3,229 | 3,379 | Freehold | | |
| 1, Pasture Way, Warwick, Warwickshire CV34 6DN | CV34 6DN | CV34 6 | 05/03/2021 | 275,000 | 287,783 | N | Semi-detached | | 3 | 84 | 3,274 | 3,426 | Freehold | | |
| 8, The Furr Marsh, Warwick, Warwickshire CV34 6DL | CV34 6DL | CV34 6 | 07/02/2020 | 335,000 | 371,206 | N | Semi-detached | | 3 | 100 | 3,350 | 3,712 | Freehold | | |
| 5, Price Close East, Warwick, Warwickshire CV34 6DJ | CV34 6DJ | CV34 6 | 18/11/2020 | 257,500 | 267,117 | N | Terraced | | 3 | 73 | 3,527 | 3,659 | Freehold | | |
| 21, Price Close East, Warwick, Warwickshire CV34 6DJ | CV34 6DJ | CV34 6 | 20/03/2020 | 191,000 | 194,543 | N | Flat | | 2 to 3 | 74 | 2,581 | 2,629 | Leasehold | | |
| 18, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 07/04/2021 | 345,000 | 351,998 | N | Terraced | | | 68 | 5,077 | 5,179 | Freehold | | |
| 28, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 11/01/2021 | 460,000 | 491,696 | N | Detached | | | 108 | 4,259 | 4,553 | Freehold | | |
| 29, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 30/11/2020 | 320,000 | 331,951 | N | Terraced | | 3 to 4 | 120 | 2,667 | 2,766 | Freehold | | |
| 22, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 04/12/2020 | 680,000 | 736,293 | N | Detached | | | 282 | 2,411 | 2,611 | Freehold | | |
| 46, Lynnon Field, Warwick, Warwickshire CV34 6DH | CV34 6DH | CV34 6 | 04/12/2020 | 182,500 | 182,778 | N | Flat | | 2 to 3 | 79 | 2,310 | 2,314 | Leasehold | | |
| 2, Pyree Square, Warwick, Warwickshire CV34 6DG | CV34 6DG | CV34 6 | 11/03/2020 | 600,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 24, Morecroft Drive, Warwick, Warwickshire CV34 6DF | CV34 6DF | CV34 6 | 25/08/2020 | 370,000 | 405,509 | N | Semi-detached | | 3 to 4 | 123 | 3,008 | 3,297 | Freehold | | |
| 22, Morecroft Drive, Warwick, Warwickshire CV34 6DF | CV34 6DF | CV34 6 | 28/08/2020 | 340,000 | 372,630 | N | Semi-detached | | 3 to 4 | 123 | 2,764 | 3,030 | Freehold | | |
| 23, The Marish, Warwick, Warwickshire CV34 6BZ | CV34 6BZ | CV34 6 | 24/07/2020 | 262,500 | 283,217 | N | Terraced | | 3 | 77 | 3,409 | 3,678 | Freehold | | |
| 14, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 17/12/2020 | 465,000 | 503,494 | N | Detached | | 3 to 4 | 112 | 4,168 | 4,513 | Freehold | | |
| 31, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 25/06/2021 | 611,500 | 639,835 | N | Detached | | | 153 | 3,997 | 4,182 | Freehold | | |
| 26, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 18/01/2021 | 595,000 | 635,998 | N | Detached | | | 216 | 2,755 | 2,944 | Freehold | | |
| 7, Shrerers Dyche, Warwick, Warwickshire CV34 6BX | CV34 6BX | CV34 6 | 06/11/2020 | 192,000 | 194,587 | N | Flat | | 2 | 68 | 2,824 | 2,862 | Leasehold | | |
| 18, Purser Drive, Warwick, Warwickshire CV34 6BW | CV34 6BW | CV34 6 | 04/12/2020 | 433,000 | 468,845 | N | Detached | | | 112 | 3,866 | 4,186 | Freehold | | |
| 20, Lee Meadowe, Warwick, Warwickshire CV34 6BU | CV34 6BU | CV34 6 | 04/06/2021 | 225,000 | 225,424 | N | Terraced | | 2 | 55 | 4,091 | 4,099 | Freehold | | |
| 24, The Peacocks, Warwick, Warwickshire CV34 6BS | CV34 6BS | CV34 6 | 23/10/2020 | 510,000 | 565,218 | N | Detached | | | 165 | 3,091 | 3,426 | Freehold | | |
| 105, Stratford Road, Warwick, Warwickshire CV34 6BQ | CV34 6BQ | CV34 6 | 18/01/2021 | 465,000 | 485,250 | N | Semi-detached | | | 140 | 3,321 | 3,466 | Freehold | | |
| 130, Stratford Road, Warwick, Warwickshire CV34 6BQ | CV34 6BQ | CV34 6 | 28/08/2020 | 267,500 | 293,172 | N | Semi-detached | | 3 | 91 | 2,940 | 3,222 | Freehold | | |
| 14, Pericles Close, Heathcote, Warwick, Warwickshire CV34 6BN | CV34 6BN | CV34 6 | 05/06/2020 | 260,000 | 274,520 | N | Terraced | | 2 to 3 | 69 | 3,768 | 3,979 | Freehold | | |
| 7, Noble Close, Warwick, Warwickshire CV34 6BL | CV34 6BL | CV34 6 | 20/03/2020 | 260,000 | 283,541 | N | Semi-detached | | 2 | 59 | 4,407 | 4,806 | Freehold | | |
| 19, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 08/01/2021 | 250,000 | 267,226 | N | Detached | | 2 | 59 | 4,244 | 4,537 | Freehold | | |
| 11, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 23/10/2020 | 275,000 | 289,316 | N | Terraced | | 3 | 73 | 3,767 | 3,963 | Freehold | | |
| 51, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 26/02/2021 | 239,000 | 249,251 | N | Semi-detached | | 2 to 3 | 69 | 3,464 | 3,612 | Freehold | | |
| 23, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ | CV34 6BJ | CV34 6 | 11/12/2020 | 300,000 | 324,835 | N | Detached | | 2 | 99 | 3,030 | 3,281 | Freehold | | |
| 14, Myton Gardens, Warwick, Warwickshire CV34 6BH | CV34 6BH | CV34 6 | 05/08/2020 | 917,500 | 1,039,218 | N | Detached | | | 247 | 3,715 | 4,207 | Freehold | | |
| 12, Myton Gardens, Warwick, Warwickshire CV34 6BH | CV34 6BH | CV34 6 | 23/04/2021 | 995,000 | 1,063,216 | N | Detached | | | 277 | 3,592 | 3,838 | Freehold | | |
| 9, Lodge Crescent, Warwick, Warwickshire CV34 6BB | CV34 6BB | CV34 6 | 21/12/2020 | 403,000 | 425,624 | N | Semi-detached | | 3 | 123 | 3,276 | 3,460 | Freehold | | |
| 37, Lodge Crescent, Warwick, Warwickshire CV34 6BB | CV34 6BB | CV34 6 | 30/04/2021 | 537,500 | 574,350 | N | Detached | | | 181 | 2,970 | 3,173 | Freehold | | |
| 28, Leyfields Crescent, Warwick, Warwickshire CV34 6BA | CV34 6BA | CV34 6 | 21/05/2021 | 326,050 | 339,714 | N | Semi-detached | | 2 to 3 | 67 | 4,866 | 5,070 | Freehold | | |
| 83, Foxes Way, Warwick, Warwickshire CV34 6AY | CV34 6AY | CV34 6 | 30/04/2021 | 362,000 | 379,669 | N | Semi-detached | | 2 to 3 | 87 | 4,161 | 4,364 | Freehold | | |
| 12, Temple Grove, Warwick, Warwickshire CV34 6AU | CV34 6AU | CV34 6 | 29/09/2020 | 335,000 | 364,025 | N | Semi-detached | | 2 to 3 | 94 | 3,564 | 3,873 | Freehold | | |
| 10, Temple Grove, Warwick, Warwickshire CV34 6AU | CV34 6AU | CV34 6 | 30/07/2020 | 314,000 | 345,969 | N | Semi-detached | | 3 | 105 | 2,990 | 3,295 | Freehold | | |
| 80, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 28/09/2020 | 656,000 | 732,897 | N | Detached | | 3 to 4 | 178 | 3,685 | 4,117 | Freehold | | |
| 72, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 04/12/2020 | 350,000 | 369,648 | N | Semi-detached | | 2 to 3 | 91 | 3,846 | 4,062 | Freehold | | |
| 47, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 21/01/2020 | 390,000 | 435,035 | N | Semi-detached | | 3 | 129 | 3,023 | 3,372 | Freehold | | |
| 68, Stratford Road, Warwick, Warwickshire CV34 6AT | CV34 6AT | CV34 6 | 11/03/2021 | 355,000 | 371,502 | N | Semi-detached | | 3 to 4 | 120 | 2,958 | 3,096 | Freehold | | |
| 28, Stratford Road, Warwick, Warwickshire CV34 6AS | CV34 6AS | CV34 6 | 26/03/2021 | 530,000 | 566,431 | N | Detached | | 3 | 113 | 4,690 | 5,013 | Freehold | | |
| 37, Stratford Road, Warwick, Warwickshire CV34 6AS | CV34 6AS | CV34 6 | 18/06/2021 | 475,000 | 489,295 | N | Semi-detached | | | 123 | 3,862 | 3,978 | Freehold | | |
| 52, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 30/04/2021 | 290,000 | 295,883 | N | Terraced | | 3 | 77 | 3,766 | 3,843 | Freehold | | |
| 45, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 16/10/2020 | 295,000 | 310,357 | N | Terraced | | 3 | 92 | 3,207 | 3,373 | Freehold | | |
| 25, St Laurence Avenue, Warwick, Warwickshire CV34 6AR | CV34 6AR | CV34 6 | 28/01/2021 | 260,000 | 263,077 | N | Terraced | | 3 to 4 | 94 | 2,766 | 2,799 | Freehold | | |
| 29, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 01/10/2020 | 431,500 | 478,219 | N | Detached | | 3 | 92 | 4,690 | 5,198 | Freehold | | |
| 36, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 27/11/2020 | 450,000 | 493,033 | N | Detached | | 3 | 104 | 4,327 | 4,741 | Freehold | | |
| 12, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 30/11/2020 | 325,000 | 347,430 | N | Semi-detached | | 2 to 3 | 78 | 4,167 | 4,454 | Freehold | | |
| 6, Stuart Close, Warwick, Warwickshire CV34 6AQ | CV34 6AQ | CV34 6 | 29/01/2021 | 355,000 | 359,202 | N | Terraced | | 2 to 3 | 90 | 3,944 | 3,991 | Freehold | | |
| 7, Lovell Field Close, Warwick, Warwickshire CV34 6AL | CV34 6AL | CV34 6 | 05/03/2021 | 235,000 | 239,230 | N | Terraced | | 2 | 76 | 3,092 | 3,148 | Leasehold | | |
| 11, Lovell Field Close, Warwick, Warwickshire CV34 6AL | CV34 6AL | CV34 6 | 31/01/2020 | 265,000 | 289,439 | N | Terraced | | 3 | 96 | 2,760 | 3,015 | Freehold | | |
| Flat 11, Tudor Court, West Street, Warwick, Warwickshire CV34 6AJ | CV34 6AJ | CV34 6 | 22/12/2020 | 173,000 | 173,263 | N | Flat | | 2 | 55 | 3,145 | 3,150 | Leasehold | | |
| 73, West Street, Warwick, Warwickshire CV34 6AH | CV34 6AH | CV34 6 | 04/11/2020 | 495,000 | 501,669 | N | Flat | | 3 | 100 | 4,950 | 5,017 | Freehold | | |
| 17, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 24/08/2021 | 305,500 | 306,435 | N | Terraced | | 2 to 3 | 68 | 4,493 | 4,506 | Freehold | | |
| 29, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 25/09/2020 | 290,000 | 307,349 | N | Terraced | | 2 to 3 | 70 | 4,143 | 4,391 | Freehold | | |
| 15, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 20/10/2020 | 217,500 | 228,823 | N | Terraced | | 2 | 53 | 4,104 | 4,317 | Freehold | | |
| 12, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 22/12/2020 | 332,500 | 351,166 | N | Semi-detached | | 3 | 94 | 3,537 | 3,736 | Freehold | | |
| 40, Charter Approach, Warwick, Warwickshire CV34 6AE | CV34 6AE | CV34 6 | 10/05/2021 | 320,000 | 325,281 | N | Terraced | | 3 | 95 | 3,358 | 3,413 | Freehold | | |
| 51, West Street, Warwick, Warwickshire CV34 6AB | CV34 6AB | CV34 6 | 15/12/2020 | 395,000 | 403,739 | N | Terraced | | 3 to 4 | 65 | 6,056 | 6,189 | Freehold | | |
| | | CV34 6 Average | | | | | | | | | | 3,842 | | | |
| 62, Kirby Avenue, Warwick, Warwickshire CV34 5YZ | CV34 5YZ | CV34 5 | 17/03/2020 | 291,000 | 317,348 | N | Semi-detached | | 2 to 3 | 77 | 3,779 | 4,121 | Freehold | | |
| 43, Kirby Avenue, Warwick, Warwickshire CV34 5YY | CV34 5YY | CV34 5 | 22/02/2021 | 278,500 | 297,066 | N | Detached | | 3 | 61 | 4,566 | 4,870 | Freehold | | |
| 25, Kirby Avenue, Warwick, Warwickshire CV34 5YY | CV34 5YY | CV34 5 | 09/04/2020 | 236,000 | 251,056 | N | Semi-detached | | 2 to 3 | 53 | 4,453 | 4,737 | Freehold | | |
| 2, Weale Grove, Warwick, Warwickshire CV34 5YW | CV34 5YW | CV34 5 | 27/07/2020 | 272,500 | 294,006 | N | Terraced | | 3 | 73 | 3,733 | 4,027 | Freehold | | |
| 106, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS | CV34 5YS | CV34 5 | 16/10/2020 | 345,000 | 382,353 | N | Detached | | 3 to 4 | 92 | 3,750 | 4,156 | Freehold | | |
| 100, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS | CV34 5YS | CV34 5 | 28/10/2020 | 340,000 | 376,812 | N | Detached | | 3 | 101 | 3,366 | 3,731 | Freehold | | |
| 33, Cowper Close, Warwick, Warwickshire CV34 5YR | CV34 5YR | CV34 5 | 30/09/2021 | 261,000 | 262,670 | N | Semi-detached | | 2 | 54 | 4,833 | 4,864 | Freehold | | |
| 1, Knoll Drive, Warwick, Warwickshire CV34 5YQ | CV34 5YQ | CV34 5 | 04/12/2020 | 250,000 | 264,034 | N | Semi-detached | | 2 to 3 | 76 | 3,289 | 3,474 | Freehold | | |
| 32, Knoll Drive, Warwick, Warwickshire CV34 5YQ | CV34 5YQ | CV34 5 | 18/09/2020 | 324,000 | 361,979 | N | Detached | | 3 to 4 | 121 | 2,678 | 2,992 | Freehold | | |
| 1, Cooke Close, Warwick, Warwickshire CV34 5YG | CV34 5YG | CV34 5 | 21/08/2020 | 246,000 | 269,609 | N | Semi-detached | | 2 to 3 | 51 | 4,859 | 5,326 | Freehold | | |
| 10, Cooke Close, Warwick, Warwickshire CV34 5YG | CV34 5YG | CV34 5 | 19/06/2020 | 250,000 | 269,281 | N | Semi-detached | | 3 | 54 | 4,630 | 4,987 | Freehold | | |
| 28, Kilnsey Grove, Warwick, Warwickshire CV34 5YE | CV34 5YE | CV34 5 | 01/03/2021 | 145,000 | 146,041 | N | Flat | | 1 | 49 | 2,959 | 2,980 | Leasehold | | |
| 24, Arncliffe Way, Warwick, Warwickshire CV34 5XZ | CV34 5XZ | CV34 5 | 16/10/2020 | 118,000 | 121,279 | N | Flat | | 1 | 40 | 2,950 | 3,032 | Leasehold | | |
| 11, Arncliffe Way, Warwick, Warwickshire CV34 5XZ | CV34 5XZ | CV34 5 | 05/08/2021 | 137,200 | 136,995 | N | Flat | | 1 | 48 | 2,858 | 2,854 | Leasehold | | |
| 131, Birmingham Road, Warwick, Warwickshire CV34 5XW | CV34 5XW | CV34 5 | 28/08/2020 | 364,000 | 398,933 | N | Semi-detached | | 3 | 95 | 3,832 | 4,199 | Freehold | | |
| 11, Thornton Close, Woodloes Park, Warwick, Warwickshire CV34 5XU | CV34 5XU | CV34 5 | 21/01/2020 | 262,000 | 286,162 | N | Terraced | | 2 to 3 | 84 | 3,102 | 3,389 | Freehold | | |
| 10, Kildwick Way, Warwick, Warwickshire CV34 5XS | CV34 5XS | CV34 5 | 27/03/2020 | 168,000 | 171,117 | N | Flat | | 2 to 3 | 52 | 3,231 | 3,291 | Leasehold | | |
| 17, Buckden Close, Warwick, Warwickshire CV34 5XG | CV34 5XG | CV34 5 | 26/05/2021 | 225,000 | 234,429 | N | Semi-detached | | 2 | 55 | 4,091 | 4,262 | Freehold | | |
| 9, Newsholme Close, Warwick, Warwickshire CV34 5XF | CV34 5XF | CV34 5 | 23/07/2021 | 200,000 | 209,224 | N | Semi-detached | | 2 | 49 | 4,082 | 4,270 | Freehold | | |
| 18, Kettlewell Close, Warwick, Warwickshire CV34 5XE | CV34 5XE | CV34 5 | 24/09/2020 | 230,000 | 243,759 | N | Terraced | | 2 to 3 | 65 | 3,538 | 3,750 | Freehold | | |
| 26, Hebden Avenue, Warwick, Warwickshire CV34 5XD | CV34 5XD | CV34 5 | 25/06/2020 | 277,900 | 307,636 | N | Detached | | 2 | 64 | 4,342 | 4,807 | Freehold | | |
| 3, Addingham Close, Warwick, Warwickshire CV34 5XB | CV34 5XB | CV34 5 | 29/03/2021 | 240,000 | 256,497 | N | Detached | | 2 | 60 | 4,000 | 4,275 | Freehold | | |
| 2, Addingham Close, Warwick, Warwickshire CV34 5XB | CV34 5XB | CV34 5 | 14/01/2021 | 270,000 | 273,196 | N | Terraced | | 3 | 70 | 3,857 | 3,903 | Freehold | | |
| 23, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 21/07/2020 | 225,000 | 242,757 | N | Terraced | | 2 to 3 | 62 | 3,629 | 3,915 | Freehold | | |
| 14, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 09/10/2020 | 215,000 | 226,193 | N | Terraced | | 2 | 60 | 3,583 | 3,770 | Freehold | | |
| 4, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 08/04/2021 | 225,000 | 229,564 | N | Terraced | | 2 | 63 | 3,571 | 3,644 | Freehold | | |
| 19, Lynton Close, Warwick, Warwickshire CV34 5UW | CV34 5UW | CV34 5 | 14/05/2021 | 221,000 | 224,647 | N | Terraced | | 2 to 3 | 62 | 3,565 | 3,623 | Freehold | | |
| 6, Westcliff Drive, Warwick, Warwickshire CV34 5UQ | CV34 5UQ | CV34 5 | 14/01/2021 | 230,000 | 240,016 | N | Semi-detached | | 2 | 49 | 4,694 | 4,898 | Freehold | | |
| 5, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 30/06/2020 | 205,000 | 216,448 | N | Terraced | | 2 to 3 | 61 | 3,361 | 3,548 | Freehold | | |
| 11, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 14/10/2021 | 215,000 | 210,758 | N | Terraced | | 2 to 3 | 60 | 3,583 | 3,513 | Freehold | | |
| 43, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 04/05/2021 | 200,000 | 203,301 | N | Terraced | | 2 | 63 | 3,175 | 3,227 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 47, Boswell Grove, Warwick, Warwickshire CV34 5UP | CV34 5UP | CV34 5 | 27/11/2020 | 180,000 | 186,722 | N | Terraced | | 2 to 3 | 61 | 2,943 | 3,053 | Freehold | | |
| 2, Inchford Avenue, Warwick, Warwickshire CV34 5UH | CV34 5UH | CV34 5 | 05/06/2020 | 250,000 | 276,751 | N | Detached | | 2 | 80 | 3,125 | 3,459 | Freehold | | |
| 9, Lincoln Close, Warwick, Warwickshire CV34 5UD | CV34 5UD | CV34 5 | 18/02/2021 | 305,000 | 318,082 | N | Semi-detached | | 2 to 3 | 86 | 3,547 | 3,699 | Freehold | | |
| 12, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 30/10/2020 | 281,000 | 303,645 | N | Semi-detached | | 2 | 61 | 4,607 | 4,978 | Freehold | | |
| 17, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 17/11/2020 | 260,000 | 277,944 | N | Semi-detached | | 2 | 61 | 4,262 | 4,556 | Freehold | | |
| 31, Lowes Avenue, Warwick, Warwickshire CV34 5UB | CV34 5UB | CV34 5 | 14/08/2020 | 285,000 | 322,809 | N | Detached | | 3 | 93 | 3,065 | 3,471 | Freehold | | |
| 23, Barnack Drive, Warwick, Warwickshire CV34 5TY | CV34 5TY | CV34 5 | 14/12/2020 | 225,000 | 237,631 | N | Semi-detached | | 2 | 34 | 6,618 | 6,989 | Freehold | | |
| 11, Barnack Drive, Warwick, Warwickshire CV34 5TY | CV34 5TY | CV34 5 | 02/08/2021 | 255,000 | 259,500 | N | Semi-detached | | 2 | 57 | 4,474 | 4,553 | Freehold | | |
| 15, Neville Grove, Warwick, Warwickshire CV34 5TU | CV34 5TU | CV34 5 | 13/10/2020 | 305,000 | 338,023 | N | Detached | | 3 | 76 | 4,013 | 4,448 | Freehold | | |
| 24, Townesend Close, Warwick, Warwickshire CV34 5TT | CV34 5TT | CV34 5 | 25/09/2020 | 360,000 | 402,199 | N | Detached | | 3 | 98 | 3,673 | 4,104 | Freehold | | |
| 28, Brese Avenue, Warwick, Warwickshire CV34 5TS | CV34 5TS | CV34 5 | 18/12/2020 | 224,000 | 236,575 | N | Semi-detached | | 2 to 3 | 45 | 4,978 | 5,257 | Freehold | | |
| 70, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ | CV34 5TQ | CV34 5 | 21/05/2021 | 340,000 | 345,611 | N | Terraced | | 3 to 4 | 103 | 3,301 | 3,355 | Freehold | | |
| 78, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ | CV34 5TQ | CV34 5 | 26/05/2021 | 280,000 | 296,482 | N | Detached | | 3 | 105 | 2,667 | 2,824 | Freehold | | |
| 12, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 20/03/2020 | 230,000 | 245,627 | N | Terraced | | 2 to 3 | 77 | 2,987 | 3,190 | Freehold | | |
| 8, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 16/07/2021 | 236,000 | 241,718 | N | Terraced | | 3 | 89 | 2,639 | 2,703 | Freehold | | |
| 23, Sycamore Grove, Warwick, Warwickshire CV34 5TL | CV34 5TL | CV34 5 | 13/11/2020 | 210,000 | 217,843 | N | Terraced | | 3 | 83 | 2,530 | 2,625 | Freehold | | |
| 160, Millbank, Warwick, Warwickshire CV34 5TJ | CV34 5TJ | CV34 5 | 30/09/2020 | 635,000 | 709,435 | N | Detached | | 3 to 4 | 113 | 5,619 | 6,278 | Freehold | | |
| 67, Millbank, Warwick, Warwickshire CV34 5TJ | CV34 5TJ | CV34 5 | 17/09/2021 | 330,000 | 332,111 | N | Semi-detached | | 2 to 3 | 77 | 4,286 | 4,313 | Freehold | | |
| 43, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 28/08/2020 | 280,000 | 317,146 | N | Detached | | 2 | 83 | 3,373 | 3,821 | Freehold | | |
| 6, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 15/12/2020 | 370,500 | 391,299 | N | Semi-detached | | | 156 | 2,375 | 2,508 | Freehold | | |
| 10, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 16/01/2020 | 145,000 | 150,485 | N | Flat | | 2 | 60 | 2,417 | 2,508 | Leasehold | | |
| 14, Millbank, Warwick, Warwickshire CV34 5TH | CV34 5TH | CV34 5 | 16/07/2021 | 145,000 | 147,217 | N | Flat | | 2 | 60 | 2,417 | 2,454 | Leasehold | | |
| 20, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 21/02/2020 | 230,000 | 249,308 | N | Terraced | | 3 | 74 | 3,108 | 3,369 | Freehold | | |
| 38, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 03/06/2020 | 240,000 | 253,403 | N | Terraced | | 2 to 3 | 77 | 3,117 | 3,291 | Freehold | | |
| 27, Laburnum Grove, Warwick, Warwickshire CV34 5TG | CV34 5TG | CV34 5 | 03/09/2021 | 239,950 | 240,104 | N | Terraced | | 2 to 3 | 76 | 3,157 | 3,159 | Freehold | | |
| 4, Woodloes Avenue South, Warwick, Warwickshire CV34 5TF | CV34 5TF | CV34 5 | 29/06/2020 | 299,000 | 322,060 | N | Semi-detached | | 3 | 86 | 3,477 | 3,745 | Freehold | | |
| 27, Pattens Road, Warwick, Warwickshire CV34 5TE | CV34 5TE | CV34 5 | 02/02/2021 | 229,000 | 231,881 | N | Terraced | | 2 | 76 | 3,013 | 3,051 | Freehold | | |
| 23, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 30/09/2020 | 475,000 | 530,680 | N | Detached | | | 108 | 4,398 | 4,914 | Freehold | | |
| 19, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 24/03/2021 | 608,000 | 649,792 | N | Detached | | | 149 | 4,081 | 4,361 | Freehold | | |
| 21, Oakwood Grove, Warwick, Warwickshire CV34 5TD | CV34 5TD | CV34 5 | 19/11/2020 | 505,000 | 553,293 | N | Detached | | 3 | 159 | 3,176 | 3,480 | Freehold | | |
| 5, Blacklow Road, Warwick, Warwickshire CV34 5SZ | CV34 5SZ | CV34 5 | 10/01/2020 | 412,500 | 474,488 | N | Detached | | 3 to 4 | 117 | 3,526 | 4,055 | Freehold | | |
| 4, Watson Close, Warwick, Warwickshire CV34 5SW | CV34 5SW | CV34 5 | 07/07/2020 | 322,500 | 367,270 | N | Detached | | 3 | 95 | 3,395 | 3,866 | Freehold | | |
| 3, Watson Close, Warwick, Warwickshire CV34 5SW | CV34 5SW | CV34 5 | 15/01/2021 | 345,000 | 368,772 | N | Detached | | 3 to 4 | 98 | 3,520 | 3,763 | Freehold | | |
| 39, Spinney Hill, Warwick, Warwickshire CV34 5SL | CV34 5SL | CV34 5 | 30/06/2021 | 535,000 | 559,791 | N | Detached | | | 144 | 3,715 | 3,887 | Freehold | | |
| 37, Spinney Hill, Warwick, Warwickshire CV34 5SL | CV34 5SL | CV34 5 | 23/03/2021 | 617,000 | 659,411 | N | Detached | | | 236 | 2,614 | 2,794 | Freehold | | |
| 34, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 22/03/2021 | 320,000 | 334,875 | N | Semi-detached | | 3 | 84 | 3,810 | 3,987 | Freehold | | |
| 25, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 25/11/2020 | 475,000 | 520,424 | N | Detached | | 3 to 4 | 145 | 3,276 | 3,589 | Freehold | | |
| 28, The Ridgeway, Warwick, Warwickshire CV34 5SH | CV34 5SH | CV34 5 | 20/01/2021 | 285,000 | 297,412 | N | Semi-detached | | 3 | 86 | 3,314 | 3,458 | Freehold | | |
| 1, Greenway, Warwick, Warwickshire CV34 5SG | CV34 5SG | CV34 5 | 17/01/2020 | 385,000 | 429,457 | N | Semi-detached | | 3 | 121 | 3,182 | 3,549 | Freehold | | |
| 25, Spinney Hill, Warwick, Warwickshire CV34 5SF | CV34 5SF | CV34 5 | 31/07/2020 | 299,995 | 341,641 | N | Detached | | 3 to 4 | 84 | 3,571 | 4,067 | Freehold | | |
| 24, Spinney Hill, Warwick, Warwickshire CV34 5SF | CV34 5SF | CV34 5 | 06/08/2020 | 510,000 | 577,658 | N | Detached | | | 161 | 3,168 | 3,588 | Freehold | | |
| 33, Makepeace Avenue, Warwick, Warwickshire CV34 5SB | CV34 5SB | CV34 5 | 16/10/2020 | 370,000 | 389,262 | N | Terraced | | 3 | 85 | 4,350 | 4,576 | Freehold | | |
| 25, Makepeace Avenue, Warwick, Warwickshire CV34 5SB | CV34 5SB | CV34 5 | 31/01/2020 | 275,000 | 306,755 | N | Semi-detached | | 3 | 79 | 3,481 | 3,883 | Freehold | | |
| 14, Walford Grove, Warwick, Warwickshire CV34 5SA | CV34 5SA | CV34 5 | 09/11/2020 | 299,950 | 311,152 | N | Terraced | | 3 | 70 | 4,285 | 4,445 | Freehold | | |
| 7, Warmington Grove, Warwick, Warwickshire CV34 5RZ | CV34 5RZ | CV34 5 | 12/06/2020 | 280,000 | 301,595 | N | Semi-detached | | 3 | 65 | 4,308 | 4,640 | Freehold | | |
| 18, Warmington Grove, Warwick, Warwickshire CV34 5RZ | CV34 5RZ | CV34 5 | 13/05/2020 | 276,500 | 297,657 | N | Semi-detached | | 3 to 4 | 86 | 3,215 | 3,461 | Freehold | | |
| 48, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 16/09/2021 | 325,000 | 327,079 | N | Semi-detached | | 3 | 86 | 3,779 | 3,803 | Freehold | | |
| 25, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 17/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 3 | 90 | 3,611 | 3,779 | Freehold | | |
| 34, Eastley Crescent, Warwick, Warwickshire CV34 5RX | CV34 5RX | CV34 5 | 08/06/2020 | 250,000 | 269,281 | N | Semi-detached | | 2 to 3 | 76 | 3,289 | 3,543 | Freehold | | |
| 79, St Michaels Road, Warwick, Warwickshire CV34 5RW | CV34 5RW | CV34 5 | 27/07/2021 | 230,000 | 235,572 | N | Terraced | | 3 | 98 | 2,347 | 2,404 | Freehold | | |
| 20, St Christophers Close, Warwick, Warwickshire CV34 5RT | CV34 5RT | CV34 5 | 31/01/2020 | 327,500 | 365,318 | N | Semi-detached | | 2 to 3 | 102 | 3,211 | 3,582 | Freehold | | |
| 33, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 04/06/2021 | 290,000 | 298,727 | N | Semi-detached | | 3 | 87 | 3,333 | 3,434 | Freehold | | |
| 25, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 29/06/2021 | 268,000 | 276,065 | N | Semi-detached | | 2 to 3 | 83 | 3,229 | 3,326 | Freehold | | |
| 22, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 08/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 75 | 3,000 | 3,061 | Freehold | | |
| 13, St Michaels Road, Warwick, Warwickshire CV34 5RS | CV34 5RS | CV34 5 | 29/05/2020 | 290,000 | 312,190 | N | Semi-detached | | 3 | 104 | 2,788 | 3,002 | Freehold | | |
| 42, Antelope Gardens, Warwick, Warwickshire CV34 5RR | CV34 5RR | CV34 5 | 29/03/2021 | 257,000 | 261,626 | N | Terraced | | 2 to 3 | 101 | 2,545 | 2,590 | Freehold | | |
| 29, Congreve Close, Warwick, Warwickshire CV34 5RQ | CV34 5RQ | CV34 5 | 18/09/2020 | 322,500 | 341,793 | N | Terraced | | 3 | 101 | 3,193 | 3,384 | Freehold | | |
| 84, St Michaels Road, Warwick, Warwickshire CV34 5RP | CV34 5RP | CV34 5 | 17/02/2021 | 237,000 | 247,165 | N | Semi-detached | | 2 to 3 | 85 | 2,788 | 2,908 | Freehold | | |
| 27, Saltisford Gardens, Warwick, Warwickshire CV34 5RL | CV34 5RL | CV34 5 | 09/04/2021 | 205,000 | 209,158 | N | Terraced | | 2 | 63 | 3,254 | 3,320 | Freehold | | |
| 14, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 23/10/2020 | 340,000 | 357,700 | N | Terraced | | 3 | 76 | 4,474 | 4,707 | Freehold | | |
| 10, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 12/11/2020 | 335,000 | 367,036 | N | Detached | | 3 | 87 | 3,851 | 4,219 | Freehold | | |
| 11, Drayton Court, Warwick, Warwickshire CV34 5RG | CV34 5RG | CV34 5 | 23/09/2021 | 380,000 | 380,244 | N | Terraced | | 3 | 95 | 4,000 | 4,003 | Freehold | | |
| 14, Linden Close, Warwick, Warwickshire CV34 5RF | CV34 5RF | CV34 5 | 04/02/2020 | 330,000 | 376,623 | N | Detached | | 3 | 88 | 3,750 | 4,280 | Freehold | | |
| 3, Linden Close, Warwick, Warwickshire CV34 5RF | CV34 5RF | CV34 5 | 26/06/2020 | 250,000 | 263,961 | N | Terraced | | 2 | 69 | 3,623 | 3,826 | Freehold | | |
| 26, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 16/07/2020 | 318,500 | 362,715 | N | Detached | | 2 | 56 | 5,688 | 6,477 | Freehold | | |
| 6, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 08/04/2021 | 300,000 | 306,086 | N | Terraced | | 3 | 73 | 4,110 | 4,193 | Freehold | | |
| 20, Eliot Close, Warwick, Warwickshire CV34 5RE | CV34 5RE | CV34 5 | 28/09/2020 | 320,000 | 357,511 | N | Detached | | 2 to 3 | 88 | 3,636 | 4,063 | Freehold | | |
| 29, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 25/09/2020 | 357,500 | 399,406 | N | Detached | | 3 to 4 | 91 | 3,940 | 4,402 | Freehold | | |
| 29a, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 28/01/2021 | 362,000 | 386,943 | N | Detached | | 3 to 4 | 89 | 4,067 | 4,348 | Freehold | | |
| 24, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 21/05/2021 | 297,000 | 314,483 | N | Detached | | 3 | 74 | 4,014 | 4,250 | Freehold | | |
| 16, Hathaway Drive, Warwick, Warwickshire CV34 5RD | CV34 5RD | CV34 5 | 24/09/2020 | 300,000 | 325,992 | N | Semi-detached | | 2 to 3 | 81 | 3,704 | 4,025 | Freehold | | |
| Flat 15, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB | CV34 5RB | CV34 5 | 18/10/2021 | 100,000 | 98,023 | N | Flat | | 1 | 36 | 2,785 | 2,730 | Leasehold | | |
| Flat 1, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB | CV34 5RB | CV34 5 | 22/05/2020 | 137,000 | 138,965 | N | Flat | | 2 | 56 | 2,446 | 2,482 | Leasehold | | |
| 31, Humphris Street, Warwick, Warwickshire CV34 5RA | CV34 5RA | CV34 5 | 11/12/2020 | 279,000 | 285,173 | N | Terraced | | 3 | 84 | 3,321 | 3,395 | Freehold | | |
| 57, Humphris Street, Warwick, Warwickshire CV34 5RA | CV34 5RA | CV34 5 | 30/09/2020 | 301,500 | 319,537 | N | Terraced | | 3 | 135 | 2,233 | 2,367 | Freehold | | |
| 168, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 19/07/2021 | 400,000 | 409,691 | N | Terraced | | | 122 | 3,279 | 3,358 | Freehold | | |
| 178, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 16/04/2021 | 270,000 | 275,477 | N | Terraced | | 3 | 92 | 2,935 | 2,994 | Freehold | | |
| 160, Emscote Road, Warwick, Warwickshire CV34 5QN | CV34 5QN | CV34 5 | 13/11/2020 | 285,000 | 295,644 | N | Terraced | | 3 | 103 | 2,767 | 2,870 | Freehold | | |
| 90, Emscote Road, Warwick, Warwickshire CV34 5QJ | CV34 5QJ | CV34 5 | 10/12/2020 | 632,500 | 668,007 | N | Semi-detached | | | 148 | 4,274 | 4,514 | Freehold | | |
| 70, Emscote Road, Warwick, Warwickshire CV34 5QG | CV34 5QG | CV34 5 | 29/06/2020 | 532,000 | 588,926 | N | Detached | | | 191 | 2,785 | 3,083 | Freehold | | |
| 10, Eborall Close, Warwick, Warwickshire CV34 5QA | CV34 5QA | CV34 5 | 03/07/2020 | 346,000 | 394,032 | N | Detached | | 3 | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 18, Eborall Close, Warwick, Warwickshire CV34 5QA | CV34 5QA | CV34 5 | 29/01/2021 | 280,000 | 299,293 | N | Detached | | 2 to 3 | 77 | 3,636 | 3,887 | Freehold | | |
| 59, Chesford Crescent, Warwick, Warwickshire CV34 5PW | CV34 5PW | CV34 5 | 30/10/2020 | 285,000 | 299,837 | N | Terraced | | 3 to 4 | 88 | 3,239 | 3,407 | Freehold | | |
| 194, Greville Road, Warwick, Warwickshire CV34 5PU | CV34 5PU | CV34 5 | 22/10/2021 | 237,500 | 232,814 | N | Terraced | | 3 | 72 | 3,299 | 3,234 | Freehold | | |
| 143, Greville Road, Warwick, Warwickshire CV34 5PU | CV34 5PU | CV34 5 | 14/05/2021 | 215,000 | 218,548 | N | Terraced | | 2 to 3 | 80 | 2,688 | 2,732 | Freehold | | |
| 154, Greville Road, Warwick, Warwickshire CV34 5PT | CV34 5PT | CV34 5 | 27/08/2021 | 212,500 | 213,150 | N | Terraced | | 2 to 3 | 66 | 3,220 | 3,230 | Freehold | | |
| 125, Greville Road, Warwick, Warwickshire CV34 5PT | CV34 5PT | CV34 5 | 30/10/2020 | 220,000 | 231,453 | N | Terraced | | 3 to 4 | 93 | 2,366 | 2,489 | Freehold | | |
| 153, Chesford Crescent, Warwick, Warwickshire CV34 5PP | CV34 5PP | CV34 5 | 30/04/2021 | 163,750 | 165,299 | N | Flat | | 2 | 56 | 2,924 | 2,952 | Leasehold | | |
| 95, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 18/05/2021 | 307,000 | 319,866 | N | Semi-detached | | 3 | 88 | 3,489 | 3,635 | Freehold | | |
| 87, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 20/08/2020 | 213,000 | 233,442 | N | Semi-detached | | 3 | 73 | 2,918 | 3,198 | Freehold | | |
| 85, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 20/08/2021 | 269,000 | 273,748 | N | Semi-detached | | 3 | 86 | 3,128 | 3,183 | Freehold | | |
| 64, Greville Road, Warwick, Warwickshire CV34 5PJ | CV34 5PJ | CV34 5 | 03/07/2020 | 340,000 | 387,199 | N | Detached | | 3 to 4 | 125 | 2,720 | 3,098 | Freehold | | |
| Flat 5, Garden Court, Bridge Street, Warwick, Warwickshire CV34 5PF | CV34 5PF | CV34 5 | 02/10/2020 | 152,500 | 156,737 | N | Flat | | 2 | 60 | 2,542 | 2,612 | Leasehold | | |
| 32, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 20/03/2020 | 299,950 | 327,108 | N | Semi-detached | | 3 | 84 | 3,571 | 3,894 | Freehold | | |
| 53, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 29/05/2020 | 279,000 | 300,348 | N | Semi-detached | | 3 | 89 | 3,135 | 3,375 | Freehold | | |
| 44, Bridge Street, Warwick, Warwickshire CV34 5PD | CV34 5PD | CV34 5 | 26/10/2021 | 275,000 | 270,632 | N | Semi-detached | | 3 | 85 | 3,235 | 3,184 | Freehold | | |
| 17, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 18/11/2020 | 278,000 | 297,187 | N | Semi-detached | | 2 | 77 | 3,610 | 3,860 | Freehold | | |
| 27, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 17/07/2020 | 275,000 | 296,703 | N | Terraced | | 3 | 86 | 3,198 | 3,450 | Freehold | | |
| 63, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 06/03/2020 | 300,000 | 320,383 | N | Terraced | | 3 | 96 | 3,125 | 3,337 | Freehold | | |
| 4, Greville Road, Warwick, Warwickshire CV34 5PB | CV34 5PB | CV34 5 | 07/05/2021 | 250,000 | 260,477 | N | Semi-detached | | 3 | 88 | 2,841 | 2,960 | Freehold | | |
| 89, Hill Street, Warwick, Warwickshire CV34 5PA | CV34 5PA | CV34 5 | 25/09/2020 | 321,225 | 358,879 | N | Detached | | 2 | 91 | 3,530 | 3,944 | Freehold | | |
| 36, Hill Street, Warwick, Warwickshire CV34 5PA | CV34 5PA | CV34 5 | 21/05/2021 | 180,000 | 182,971 | N | Terraced | | 3 | 78 | 2,308 | 2,346 | Freehold | | |
| 15, Hill Street, Warwick, Warwickshire CV34 5NX | CV34 5NX | CV34 5 | 15/12/2020 | 220,000 | 224,868 | N | Terraced | | 2 | 73 | 3,014 | 3,080 | Freehold | | |
| 32, Rohan Gardens, Warwick, Warwickshire CV34 5NW | CV34 5NW | CV34 5 | 20/03/2020 | 153,000 | 155,838 | N | Flat | | | 63 | 2,429 | 2,474 | Leasehold | | |
| 12, Rohan Gardens, Warwick, Warwickshire CV34 5NW | CV34 5NW | CV34 5 | 13/08/2021 | 155,000 | 154,769 | N | Flat | | | 63 | 2,460 | 2,457 | Leasehold | | |
| 16, Beauchamp Road, Warwick, Warwickshire CV34 5NU | CV34 5NU | CV34 5 | 16/12/2020 | 308,000 | 314,815 | N | Terraced | | 2 to 3 | 84 | 3,667 | 3,748 | Freehold | | |
| 29, Beauchamp Road, Warwick, Warwickshire CV34 5NU | CV34 5NU | CV34 5 | 31/01/2020 | 316,000 | 345,142 | N | Terraced | | 3 to 4 | 109 | 2,899 | 3,166 | Freehold | | |
| 33, Dickins Road, Warwick, Warwickshire CV34 5NR | CV34 5NR | CV34 5 | 26/01/2021 | 340,000 | 354,807 | N | Semi-detached | | 3 | 86 | 3,953 | 4,126 | Freehold | | |
| 5, Dickins Road, Warwick, Warwickshire CV34 5NR | CV34 5NR | CV34 5 | 30/10/2020 | 320,000 | 345,788 | N | Semi-detached | | 3 | 105 | 3,048 | 3,293 | Freehold | | |
| 84, All Saints Road, Warwick, Warwickshire CV34 5NP | CV34 5NP | CV34 5 | 30/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 57 | 2,982 | 3,068 | Leasehold | | |
| 9, All Saints Road, Warwick, Warwickshire CV34 5NL | CV34 5NL | CV34 5 | 29/06/2020 | 326,000 | 351,143 | N | Semi-detached | | 3 | 80 | 4,075 | 4,389 | Freehold | | |
| 41, All Saints Road, Warwick, Warwickshire CV34 5NL | CV34 5NL | CV34 5 | 16/10/2020 | 332,500 | 359,296 | N | Semi-detached | | 3 | 86 | 3,866 | 4,178 | Freehold | | |
| 18, Vicarage Fields, Warwick, Warwickshire CV34 5NJ | CV34 5NJ | CV34 5 | 31/01/2020 | 253,000 | 276,332 | N | Terraced | | 3 | 76 | 3,329 | 3,636 | Freehold | | |
| 6, Packwood Mews, Warwick, Warwickshire CV34 5NG | CV34 5NG | CV34 5 | 06/11/2020 | 310,000 | 321,578 | N | Terraced | | 2 | 98 | 3,163 | 3,281 | Freehold | | |
| 30, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 14/05/2021 | 247,000 | 257,351 | N | Semi-detached | | | 56 | 4,411 | 4,596 | Freehold | | |
| 34, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 12/10/2020 | 232,000 | 244,078 | N | Terraced | | | 56 | 4,143 | 4,359 | Freehold | | |
| 7, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 02/11/2020 | 234,000 | 242,739 | N | Terraced | | | 56 | 4,179 | 4,335 | Freehold | | |
| 10, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 12/04/2021 | 230,000 | 234,666 | N | Terraced | | | 56 | 4,107 | 4,190 | Freehold | | |
| 35, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 25/06/2021 | 228,000 | 228,430 | N | Terraced | | | 56 | 4,071 | 4,079 | Freehold | | |
| 20, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 09/04/2021 | 297,500 | 312,021 | N | Semi-detached | | | 79 | 3,766 | 3,950 | Freehold | | |
| 1, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 26/11/2020 | 297,000 | 308,092 | N | Terraced | | | 79 | 3,759 | 3,900 | Freehold | | |
| 27, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 02/11/2020 | 295,000 | 315,360 | N | Semi-detached | | | 81 | 3,642 | 3,893 | Freehold | | |
| 31, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 10/09/2021 | 310,000 | 311,984 | N | Semi-detached | | | 81 | 3,827 | 3,852 | Freehold | | |
| 23, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 13/11/2020 | 285,000 | 304,670 | N | Semi-detached | | | 81 | 3,519 | 3,761 | Freehold | | |
| 8, Hankinson Road, Warwick, Warwickshire CV34 5NF | CV34 5NF | CV34 5 | 18/12/2020 | 297,500 | 304,082 | N | Terraced | | | 81 | 3,673 | 3,754 | Freehold | | |
| 8, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 26/10/2020 | 229,000 | 247,455 | N | Semi-detached | | 2 to 3 | 54 | 4,241 | 4,582 | Freehold | | |
| 24, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 19/06/2020 | 215,000 | 227,007 | N | Terraced | | 2 to 3 | 56 | 3,839 | 4,054 | Freehold | | |
| 33, Hicks Close, Warwick, Warwickshire CV34 5ND | CV34 5ND | CV34 5 | 16/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 74 | 3,716 | 3,910 | Freehold | | |
| 10, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 02/03/2021 | 318,000 | 332,782 | N | Semi-detached | | 2 to 3 | 88 | 3,614 | 3,782 | Freehold | | |
| 1, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 23/01/2020 | 346,000 | 385,954 | N | Semi-detached | | 3 | 107 | 3,234 | 3,607 | Freehold | | |
| 12, Dale Close, Warwick, Warwickshire CV34 5NA | CV34 5NA | CV34 5 | 15/05/2020 | 235,000 | 252,982 | N | Semi-detached | | 2 to 3 | 91 | 2,582 | 2,780 | Freehold | | |
| 2, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 30/03/2021 | 327,000 | 342,201 | N | Semi-detached | | 3 | 89 | 3,674 | 3,845 | Freehold | | |
| 17, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 19/11/2020 | 280,900 | 300,287 | N | Semi-detached | | 3 | 87 | 3,229 | 3,452 | Freehold | | |
| 32, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 25/06/2021 | 445,000 | 465,620 | N | Detached | | | 136 | 3,272 | 3,424 | Freehold | | |
| 6, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 09/08/2021 | 427,000 | 434,536 | N | Semi-detached | | 3 to 4 | 134 | 3,187 | 3,243 | Freehold | | |
| 35, George Road, Warwick, Warwickshire CV34 5LX | CV34 5LX | CV34 5 | 08/01/2021 | 346,500 | 361,590 | N | Semi-detached | | 3 to 4 | 115 | 3,013 | 3,144 | Freehold | | |
| 46, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 13/03/2020 | 387,750 | 422,857 | N | Semi-detached | | 3 | 90 | 4,308 | 4,698 | Freehold | | |
| 27, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 06/09/2021 | 381,128 | 383,567 | N | Semi-detached | | 3 to 4 | 88 | 4,331 | 4,359 | Freehold | | |
| 33, Charles Street, Warwick, Warwickshire CV34 5LQ | CV34 5LQ | CV34 5 | 18/05/2021 | 305,000 | 310,033 | N | Terraced | | 3 | 77 | 3,961 | 4,026 | Freehold | | |
| 34, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 28/02/2020 | 425,000 | 485,045 | N | Detached | | | 110 | 3,864 | 4,410 | Freehold | | |
| 31, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 30/04/2021 | 440,000 | 470,166 | N | Detached | | 3 to 4 | 120 | 3,667 | 3,918 | Freehold | | |
| 48, Wilmhurst Road, Warwick, Warwickshire CV34 5LN | CV34 5LN | CV34 5 | 22/09/2021 | 545,000 | 552,132 | N | Detached | | | 160 | 3,406 | 3,451 | Freehold | | |
| 20, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 09/04/2021 | 318,000 | 333,522 | N | Semi-detached | | 2 to 3 | 79 | 4,025 | 4,222 | Freehold | | |
| 60, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 17/01/2020 | 325,000 | 362,529 | N | Semi-detached | | 3 | 91 | 3,575 | 3,988 | Freehold | | |
| 30, Montague Road, Warwick, Warwickshire CV34 5LJ | CV34 5LJ | CV34 5 | 27/08/2021 | 310,000 | 315,471 | N | Semi-detached | | 3 | 97 | 3,196 | 3,252 | Freehold | | |
| 55, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 17/09/2021 | 301,000 | 302,926 | N | Semi-detached | | 2 to 3 | 81 | 3,716 | 3,740 | Freehold | | |
| 45, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 02/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 | 86 | 2,965 | 3,002 | Freehold | | |
| 61, Wharf Street, Warwick, Warwickshire CV34 5LA | CV34 5LA | CV34 5 | 29/09/2020 | 320,000 | 347,725 | N | Semi-detached | | 3 | 116 | 2,759 | 2,998 | Freehold | | |
| 8, Wise Grove, Warwick, Warwickshire CV34 5JW | CV34 5JW | CV34 5 | 26/08/2021 | 353,000 | 363,161 | N | Detached | | 3 to 4 | 92 | 3,837 | 3,947 | Freehold | | |
| 1, Rowan Drive, Warwick, Warwickshire CV34 5JS | CV34 5JS | CV34 5 | 16/10/2020 | 455,000 | 504,263 | N | Detached | | 3 to 4 | 171 | 2,661 | 2,949 | Freehold | | |
| 3, Twycross Walk, Warwick, Warwickshire CV34 5JR | CV34 5JR | CV34 5 | 05/03/2021 | 175,000 | 176,256 | N | Flat | | 2 | 53 | 3,302 | 3,326 | Leasehold | | |
| 5, Mulberry Drive, Warwick, Warwickshire CV34 5JP | CV34 5JP | CV34 5 | 28/01/2021 | 435,000 | 464,973 | N | Detached | | 3 | 94 | 4,628 | 4,947 | Freehold | | |
| 4, Dwarris Walk, Warwick, Warwickshire CV34 5JN | CV34 5JN | CV34 5 | 13/03/2020 | 350,000 | 392,369 | N | Detached | | 2 to 3 | 76 | 4,605 | 5,163 | Freehold | | |
| 4, Guys Close, Warwick, Warwickshire CV34 5JH | CV34 5JH | CV34 5 | 14/01/2021 | 335,000 | 358,083 | N | Detached | | 3 to 4 | 86 | 3,895 | 4,164 | Freehold | | |
| 14, Guys Close, Warwick, Warwickshire CV34 5JH | CV34 5JH | CV34 5 | 02/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 2 to 3 | 85 | 3,824 | 4,001 | Freehold | | |
| 68, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 09/04/2021 | 382,000 | 400,645 | N | Semi-detached | | 2 to 3 | 85 | 4,494 | 4,713 | Freehold | | |
| 76, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 10/01/2020 | 365,000 | 407,148 | N | Semi-detached | | 3 to 4 | 103 | 3,544 | 3,953 | Freehold | | |
| 87, Cliffe Way, Warwick, Warwickshire CV34 5JG | CV34 5JG | CV34 5 | 03/12/2020 | 330,000 | 337,301 | N | Terraced | | 3 to 4 | 120 | 2,750 | 2,811 | Freehold | | |
| 36, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 20/01/2021 | 367,500 | 383,504 | N | Semi-detached | | 2 to 3 | 86 | 4,273 | 4,459 | Freehold | | |
| 26, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 02/04/2020 | 383,000 | 407,434 | N | Semi-detached | | 3 | 97 | 3,948 | 4,200 | Freehold | | |
| 39, Cliffe Way, Warwick, Warwickshire CV34 5JF | CV34 5JF | CV34 5 | 26/08/2021 | 427,500 | 428,808 | N | Terraced | | | 123 | 3,476 | 3,486 | Freehold | | |
| 24, Arundel Close, Warwick, Warwickshire CV34 5HZ | CV34 5HZ | CV34 5 | 14/09/2020 | 308,750 | 327,220 | N | Terraced | | 3 to 4 | 11 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Cornwall Close, Warwick, Warwickshire CV34 5HX | CV34 5HX | CV34 5 | 18/12/2020 | 315,000 | 332,683 | N | Semi-detached | | 2 to 3 | 75 | 4,200 | 4,436 | Freehold | | |
| 4, Crossfields Road, Warwick, Warwickshire CV34 5HU | CV34 5HU | CV34 5 | 31/01/2020 | 305,000 | 350,833 | N | Detached | | 2 to 3 | 83 | 3,675 | 4,227 | Freehold | | |
| 56, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 27/07/2021 | 282,500 | 299,785 | N | Detached | | 2 to 3 | 80 | 3,531 | 3,747 | Freehold | | |
| 12, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 14/08/2020 | 230,000 | 245,892 | N | Terraced | | 2 to 3 | 68 | 3,382 | 3,616 | Freehold | | |
| 22a, Fields Court, Warwick, Warwickshire CV34 5HP | CV34 5HP | CV34 5 | 10/07/2020 | 176,000 | 181,900 | N | Flat | | 2 to 3 | 72 | 2,444 | 2,526 | Leasehold | | |
| 11, Station Avenue, Warwick, Warwickshire CV34 5HJ | CV34 5HJ | CV34 5 | 08/12/2020 | 300,000 | 316,841 | N | Semi-detached | | 2 to 3 | 85 | 3,529 | 3,728 | Freehold | | |
| 94, Coventry Road, Warwick, Warwickshire CV34 5HH | CV34 5HH | CV34 5 | 19/02/2021 | 554,000 | 577,762 | N | Semi-detached | | | 137 | 4,044 | 4,217 | Freehold | | |
| 72, Coventry Road, Warwick, Warwickshire CV34 5HH | CV34 5HH | CV34 5 | 06/08/2020 | 400,000 | 438,388 | N | Semi-detached | | 3 | 126 | 3,175 | 3,479 | Freehold | | |
| 7, Nicholson Close, Warwick, Warwickshire CV34 5HE | CV34 5HE | CV34 5 | 18/09/2020 | 373,500 | 417,282 | N | Detached | | 3 to 4 | 101 | 3,698 | 4,132 | Freehold | | |
| 2, Nicholson Close, Warwick, Warwickshire CV34 5HE | CV34 5HE | CV34 5 | 14/05/2021 | 345,000 | 365,308 | N | Detached | | 3 | 92 | 3,750 | 3,971 | Freehold | | |
| 6, Richardson Close, Warwick, Warwickshire CV34 5HD | CV34 5HD | CV34 5 | 24/09/2020 | 395,000 | 441,302 | N | Detached | | 3 to 4 | 112 | 3,527 | 3,940 | Freehold | | |
| 16, Crane Close, Warwick, Warwickshire CV34 5HB | CV34 5HB | CV34 5 | 27/05/2021 | 192,000 | 195,169 | N | Terraced | | 2 | 44 | 4,364 | 4,436 | Freehold | | |
| 72, Crane Close, Warwick, Warwickshire CV34 5HB | CV34 5HB | CV34 5 | 07/02/2020 | 151,900 | 156,945 | N | Flat | | 2 | 49 | 3,100 | 3,203 | Leasehold | | |
| 21, Crane Close, Warwick, Warwickshire CV34 5HA | CV34 5HA | CV34 5 | 28/06/2021 | 225,000 | 231,771 | N | Semi-detached | | 2 | 69 | 3,261 | 3,359 | Freehold | | |
| 47, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 04/03/2020 | 242,000 | 263,911 | N | Semi-detached | | 2 | 60 | 4,033 | 4,399 | Freehold | | |
| 35, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 20/05/2021 | 240,000 | 243,961 | N | Terraced | | 2 | 60 | 4,000 | 4,066 | Freehold | | |
| 23, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 21/05/2020 | 235,000 | 248,399 | N | Terraced | | 2 | 62 | 3,810 | 4,027 | Freehold | | |
| 25, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW | CV34 5GW | CV34 5 | 20/08/2020 | 227,000 | 242,685 | N | Terraced | | 2 to 3 | 61 | 3,721 | 3,978 | Freehold | | |
| 19, Birch End, Warwick, Warwickshire CV34 5GQ | CV34 5GQ | CV34 5 | 01/09/2021 | 180,000 | 178,848 | N | Flat | | 2 | 76 | 2,368 | 2,353 | Leasehold | | |
| 3, Whittington Close, Warwick, Warwickshire CV34 5GP | CV34 5GP | CV34 5 | 18/12/2020 | 247,000 | 252,465 | N | Terraced | | 2 to 3 | 61 | 4,049 | 4,139 | Freehold | | |
| 38, Andrews Close, Warwick, Warwickshire CV34 5GF | CV34 5GF | CV34 5 | 07/02/2020 | 250,000 | 258,303 | N | Flat | | | 72 | 3,472 | 3,588 | Leasehold | | |
| 45, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/04/2020 | 260,000 | 263,875 | Y | Flat | | | 72 | 3,611 | 3,665 | Leasehold | | |
| 45, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/04/2020 | 260,000 | 260,176 | Y | Flat | | | 72 | 3,611 | 3,614 | Leasehold | | |
| 41, Kingfisher Close, Warwick, Warwickshire CV34 5GD | CV34 5GD | CV34 5 | 16/10/2020 | 255,000 | 262,085 | Y | Flat | | | 79 | 3,228 | 3,318 | Leasehold | | |
| 7, Highbank, Lower Cape, Warwick, Warwickshire CV34 5FU | CV34 5FU | CV34 5 | 26/02/2021 | 290,000 | 293,649 | N | Terraced | | | 103 | 2,816 | 2,851 | Freehold | | |
| 8, Kempton Drive, Warwick, Warwickshire CV34 5FT | CV34 5FT | CV34 5 | 29/06/2020 | 185,000 | 188,248 | N | Flat | | 1 | 42 | 4,405 | 4,482 | Leasehold | | |
| 48, Kempton Drive, Warwick, Warwickshire CV34 5FT | CV34 5FT | CV34 5 | 21/02/2021 | 357,500 | 372,834 | N | Semi-detached | | 3 to 4 | 98 | 3,648 | 3,804 | Freehold | | |
| 8, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 25/09/2020 | 290,000 | 323,994 | N | Detached | | 3 | 74 | 3,919 | 4,378 | Freehold | | |
| 16, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 12/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 | 78 | 3,782 | 4,087 | Freehold | | |
| 3, Norton Drive, Warwick, Warwickshire CV34 5FE | CV34 5FE | CV34 5 | 27/05/2021 | 380,000 | 402,369 | N | Detached | | 3 to 4 | 115 | 3,304 | 3,499 | Freehold | | |
| 27, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 06/03/2020 | 242,500 | 264,456 | N | Semi-detached | | 2 | 39 | 6,218 | 6,781 | Freehold | | |
| 17, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 19/05/2021 | 165,000 | 171,915 | N | Semi-detached | | 1 | 42 | 3,929 | 4,093 | Freehold | | |
| 28, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA | CV34 5FA | CV34 5 | 25/09/2020 | 293,000 | 327,346 | N | Detached | | 2 to 3 | 81 | 3,617 | 4,041 | Freehold | | |
| 11, Yardley Close, Warwick, Warwickshire CV34 5EX | CV34 5EX | CV34 5 | 23/10/2020 | 209,000 | 219,880 | N | Terraced | | 2 to 3 | 53 | 3,957 | 4,163 | Freehold | | |
| 10, Yardley Close, Warwick, Warwickshire CV34 5EX | CV34 5EX | CV34 5 | 27/11/2020 | 207,855 | 215,618 | N | Terraced | | 2 to 3 | 54 | 3,849 | 3,993 | Freehold | | |
| 10, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 22/02/2021 | 300,000 | 312,868 | N | Semi-detached | | 3 | 86 | 3,488 | 3,638 | Freehold | | |
| 37, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 29/04/2021 | 240,000 | 244,868 | N | Terraced | | 2 | 72 | 3,333 | 3,401 | Freehold | | |
| 3, Wedgnock Green, Warwick, Warwickshire CV34 5EQ | CV34 5EQ | CV34 5 | 05/10/2020 | 206,500 | 217,250 | N | Terraced | | 2 to 3 | 76 | 2,717 | 2,859 | Freehold | | |
| 4, Sir Thomas White Close, Warwick, Warwickshire CV34 5EN | CV34 5EN | CV34 5 | 07/06/2021 | 175,000 | 174,190 | N | Flat | | 2 | 63 | 2,778 | 2,765 | Leasehold | | |
| 3, Chandley Row, Warwick, Warwickshire CV34 5EG | CV34 5EG | CV34 5 | 14/04/2020 | 295,000 | 306,968 | N | Terraced | | 3 to 4 | 108 | 2,731 | 2,842 | Freehold | | |
| 37, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 16/11/2020 | 285,000 | 304,670 | N | Semi-detached | | 3 | 85 | 3,353 | 3,584 | Freehold | | |
| 1, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 85 | 3,235 | 3,276 | Freehold | | |
| 34, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 09/02/2021 | 245,276 | 261,627 | N | Detached | | 3 | 86 | 2,852 | 3,042 | Freehold | | |
| 46, Newburgh Crescent, Warwick, Warwickshire CV34 5EE | CV34 5EE | CV34 5 | 06/08/2020 | 280,000 | 299,347 | N | Terraced | | 3 | 99 | 2,828 | 3,024 | Freehold | | |
| 31, Deerpark Drive, Warwick, Warwickshire CV34 5EB | CV34 5EB | CV34 5 | 25/08/2020 | 232,500 | 248,565 | N | Terraced | | 2 to 3 | 75 | 3,100 | 3,314 | Freehold | | |
| 6, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 12/08/2021 | 321,500 | 322,484 | N | Terraced | | 3 | 84 | 3,847 | 3,858 | Freehold | | |
| 63, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 29/03/2021 | 295,000 | 300,310 | N | Terraced | | 2 to 3 | 79 | 3,734 | 3,801 | Freehold | | |
| 69, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 06/11/2020 | 280,000 | 290,457 | N | Terraced | | 3 to 4 | 78 | 3,590 | 3,724 | Freehold | | |
| 7, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 10/03/2021 | 275,000 | 279,950 | N | Terraced | | 2 to 3 | 79 | 3,481 | 3,544 | Freehold | | |
| 57, Hanworth Road, Warwick, Warwickshire CV34 5DY | CV34 5DY | CV34 5 | 17/03/2021 | 248,000 | 252,464 | N | Terraced | | 2 to 3 | 73 | 3,397 | 3,458 | Freehold | | |
| 115, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 11/09/2020 | 295,000 | 312,648 | N | Terraced | | 2 to 3 | 71 | 4,155 | 4,403 | Freehold | | |
| 50, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 17/07/2020 | 265,000 | 285,914 | N | Terraced | | 3 | 86 | 3,081 | 3,325 | Freehold | | |
| 72, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 17/01/2020 | 272,200 | 297,303 | N | Terraced | | 3 | 91 | 2,997 | 3,274 | Freehold | | |
| 70, Hanworth Road, Warwick, Warwickshire CV34 5DX | CV34 5DX | CV34 5 | 30/01/2020 | 200,000 | 218,444 | N | Terraced | | 3 | 72 | 2,778 | 3,034 | Freehold | | |
| 9, Landor Road, Warwick, Warwickshire CV34 5DU | CV34 5DU | CV34 5 | 07/02/2020 | 266,000 | 288,330 | N | Terraced | | 2 to 3 | 66 | 4,030 | 4,369 | Freehold | | |
| 5, Landor Road, Warwick, Warwickshire CV34 5DU | CV34 5DU | CV34 5 | 01/04/2021 | 279,500 | 285,170 | N | Terraced | | 3 | 73 | 3,829 | 3,906 | Freehold | | |
| 175, Cape Road, Warwick, Warwickshire CV34 5DT | CV34 5DT | CV34 5 | 21/06/2021 | 395,000 | 395,745 | N | Terraced | | | 133 | 2,970 | 2,976 | Freehold | | |
| 24, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 20/05/2021 | 305,000 | 317,782 | N | Semi-detached | | 3 | 90 | 3,389 | 3,531 | Freehold | | |
| 6, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 21/08/2020 | 305,000 | 326,074 | N | Terraced | | 3 | 101 | 3,020 | 3,228 | Freehold | | |
| Flat 2, 1, Upper Cape, Warwick, Warwickshire CV34 5DS | CV34 5DS | CV34 5 | 07/05/2021 | 152,500 | 153,333 | N | Flat | | 1 | 51 | 2,990 | 3,007 | Leasehold | | |
| 12, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 12/03/2020 | 215,000 | 241,026 | N | Detached | | | 52 | 4,135 | 4,635 | Freehold | | |
| 22a, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 24/04/2020 | 187,000 | 194,587 | N | Terraced | | 2 | 58 | 3,224 | 3,355 | Freehold | | |
| 57, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 15/01/2021 | 290,000 | 302,629 | N | Semi-detached | | 3 | 95 | 3,053 | 3,186 | Freehold | | |
| 15, Lower Cape, Warwick, Warwickshire CV34 5DP | CV34 5DP | CV34 5 | 27/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 to 4 | 108 | 2,778 | 2,824 | Freehold | | |
| Flat 3, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 27/02/2020 | 115,000 | 118,819 | N | Flat | | 1 | 31 | 3,710 | 3,833 | Leasehold | | |
| Flat 5, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 12/02/2021 | 123,000 | 122,700 | N | Flat | | 1 | 34 | 3,618 | 3,609 | Leasehold | | |
| Flat 15, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 05/11/2020 | 113,500 | 115,029 | N | Flat | | 1 | 32 | 3,547 | 3,595 | Leasehold | | |
| Flat 9, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL | CV34 5DL | CV34 5 | 15/06/2020 | 105,000 | 106,843 | N | Flat | | 1 | 32 | 3,281 | 3,339 | Leasehold | | |
| 147, Cape Road, Warwick, Warwickshire CV34 5DJ | CV34 5DJ | CV34 5 | 09/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 70 | 3,214 | 3,279 | Freehold | | |
| 71, Deansway, Warwick, Warwickshire CV34 5DF | CV34 5DF | CV34 5 | 04/05/2021 | 230,000 | 239,639 | N | Semi-detached | | 2 to 3 | 80 | 2,875 | 2,995 | Freehold | | |
| 78, Deansway, Warwick, Warwickshire CV34 5DE | CV34 5DE | CV34 5 | 16/08/2021 | 270,000 | 270,826 | N | Terraced | | 2 to 3 | 84 | 3,214 | 3,224 | Freehold | | |
| 6a, Kites Close, Warwick, Warwickshire CV34 5DD | CV34 5DD | CV34 5 | 04/03/2021 | 235,000 | 245,924 | N | Semi-detached | | 2 | 48 | 4,896 | 5,123 | Freehold | | |
| 8, Kites Close, Warwick, Warwickshire CV34 5DD | CV34 5DD | CV34 5 | 29/01/2021 | 335,000 | 349,589 | N | Semi-detached | | 3 | 101 | 3,317 | 3,461 | Freehold | | |
| 4, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 02/04/2020 | 315,000 | 327,780 | N | Terraced | | 3 to 4 | 67 | 4,701 | 4,892 | Freehold | | |
| 8, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 27/11/2020 | 329,000 | 341,287 | N | Terraced | | 2 to 3 | 87 | 3,782 | 3,923 | Freehold | | |
| 2, Woodcote Road, Warwick, Warwickshire CV34 5BZ | CV34 5BZ | CV34 5 | 06/01/2021 | 310,000 | 313,669 | N | Terraced | | 2 to 3 | 89 | 3,481 | 3,522 | Freehold | | |
| 39, Lakin Road, Warwick, Warwickshire CV34 5BU | CV34 5BU | CV34 5 | 31/08/2021 | 331,550 | 332,565 | N | Terraced | | 3 | 85 | 3,901 | 3,913 | Freehold | | |
| 63, Lakin Road, Warwick, Warwickshire CV34 5BU | CV34 5BU | CV34 5 | 23/06/2021 | 219,000 | 219,413 | N | Terraced | | 2 to 3 | 80 | 2,738 | 2,743 | Freehold | | |
| 52, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 13/08/2020 | 275,000 | 294,002 | N | Terraced | | 3 | 88 | 3,125 | 3,341 | Freehold | | |
| 43, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 16/04/2020 | 326,500 | 339,746 | N | Terraced | | 3 to 4 | 103 | 3,170 | 3,299 | Freehold | | |
| 1, Paradise Street, Warwick, Warwickshire CV34 5BT | CV34 5BT | CV34 5 | 06/11/2020 | 275,000 | 285,270 | N | Terraced | | 3 | 92 | 2,989</ | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 4, Woodville Road, Warwick, Warwickshire CV34 5BS | CV34 5BS | CV34 5 | 09/03/2021 | 315,000 | 320,670 | N | Terraced | | 3 | 82 | 3,841 | 3,911 | Freehold | | |
| 31, Green Lane, Warwick, Warwickshire CV34 5BP | CV34 5BP | CV34 5 | 16/02/2021 | 316,000 | 329,554 | N | Semi-detached | | 3 | 95 | 3,326 | 3,469 | Freehold | | |
| 27, Green Lane, Warwick, Warwickshire CV34 5BP | CV34 5BP | CV34 5 | 28/02/2020 | 275,000 | 298,086 | N | Terraced | | 3 | 90 | 3,056 | 3,312 | Freehold | | |
| 5, Vine Mews, Warwick, Warwickshire CV34 5BE | CV34 5BE | CV34 5 | 15/01/2021 | 230,000 | 232,722 | N | Terraced | | | 55 | 4,182 | 4,231 | Freehold | | |
| 6, Vine Mews, Warwick, Warwickshire CV34 5BE | CV34 5BE | CV34 5 | 28/05/2021 | 212,000 | 215,499 | N | Terraced | | | 55 | 3,855 | 3,918 | Freehold | | |
| 10, Vine Lane, Warwick, Warwickshire CV34 5BD | CV34 5BD | CV34 5 | 31/01/2020 | 263,500 | 287,800 | N | Terraced | | 2 to 3 | 78 | 3,378 | 3,690 | Freehold | | |
| 16, Vine Lane, Warwick, Warwickshire CV34 5BD | CV34 5BD | CV34 5 | 13/03/2020 | 260,000 | 283,541 | N | Semi-detached | | 2 to 3 | 89 | 2,921 | 3,186 | Freehold | | |
| 95, Wathen Road, Warwick, Warwickshire CV34 5BB | CV34 5BB | CV34 5 | 11/11/2020 | 200,000 | 207,469 | N | Terraced | | 2 | 58 | 3,448 | 3,577 | Freehold | | |
| 74, Wathen Road, Warwick, Warwickshire CV34 5BB | CV34 5BB | CV34 5 | 16/06/2021 | 223,500 | 223,921 | N | Terraced | | 2 to 3 | 72 | 3,104 | 3,110 | Freehold | | |
| 26, Wathen Road, Warwick, Warwickshire CV34 5BA | CV34 5BA | CV34 5 | 24/09/2021 | 220,000 | 220,141 | N | Terraced | | 2 | 60 | 3,667 | 3,669 | Freehold | | |
| 2, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 02/07/2021 | 180,000 | 182,753 | N | Flat | | 2 | 60 | 3,000 | 3,046 | Leasehold | | |
| 32, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 01/04/2021 | 172,500 | 174,132 | N | Flat | | 2 | 60 | 2,875 | 2,902 | Leasehold | | |
| 30, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU | CV34 5AU | CV34 5 | 24/09/2020 | 167,000 | 171,764 | N | Flat | | 2 | 60 | 2,783 | 2,863 | Leasehold | | |
| 51, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 05/06/2020 | 198,000 | 201,476 | N | Flat | | 2 | 64 | 3,094 | 3,148 | Leasehold | | |
| 47, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 19/03/2020 | 178,000 | 181,302 | N | Flat | | 2 | 59 | 3,017 | 3,073 | Leasehold | | |
| 30, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 13/03/2020 | 188,000 | 191,488 | N | Flat | | 3 | 66 | 2,848 | 2,901 | Leasehold | | |
| 35, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 26/06/2020 | 178,000 | 181,125 | N | Flat | | 2 | 65 | 2,738 | 2,787 | Leasehold | | |
| 42, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 26/03/2021 | 192,500 | 193,882 | N | Flat | | 2 | 70 | 2,750 | 2,770 | Leasehold | | |
| 3, Chandley Wharf, Warwick, Warwickshire CV34 5AT | CV34 5AT | CV34 5 | 23/04/2020 | 180,000 | 180,122 | N | Flat | | 2 | 75 | 2,400 | 2,402 | Leasehold | | |
| 5, Gribble Drive, Warwick, Warwickshire CV34 5AS | CV34 5AS | CV34 5 | 30/04/2021 | 272,000 | 285,276 | N | Semi-detached | | | 62 | 4,387 | 4,601 | Freehold | | |
| 35, Haywood Road, Warwick, Warwickshire CV34 5AJ | CV34 5AJ | CV34 5 | 30/06/2021 | 262,000 | 269,885 | N | Semi-detached | | | 62 | 4,226 | 4,353 | Freehold | | |
| 1, Haywood Road, Warwick, Warwickshire CV34 5AJ | CV34 5AJ | CV34 5 | 19/03/2021 | 465,000 | 496,963 | N | Detached | | | 125 | 3,720 | 3,976 | Freehold | | |
| 42, Millers Road, Warwick, Warwickshire CV34 5AD | CV34 5AD | CV34 5 | 30/04/2021 | 197,000 | 200,996 | N | Terraced | | 2 | 68 | 2,897 | 2,956 | Freehold | | |
| 76a, Cape Road, Warwick, Warwickshire CV34 5AB | CV34 5AB | CV34 5 | 28/05/2021 | 300,000 | 312,573 | N | Semi-detached | | | 74 | 4,057 | 4,227 | Freehold | | |
| 76, Cape Road, Warwick, Warwickshire CV34 5AB | CV34 5AB | CV34 5 | 27/07/2020 | 257,500 | 283,717 | N | Semi-detached | | 3 | 69 | 3,732 | 4,112 | Freehold | | |
| 71, Cape Road, Warwick, Warwickshire CV34 5AA | CV34 5AA | CV34 5 | 23/10/2020 | 352,000 | 390,111 | N | Detached | | 2 to 3 | 90 | 3,911 | 4,335 | Freehold | | |
| 54, Cape Road, Warwick, Warwickshire CV34 5AA | CV34 5AA | CV34 5 | 30/11/2020 | 300,000 | 311,204 | N | Terraced | | 3 | 94 | 3,191 | 3,311 | Freehold | | |
| | | CV34 5 Average | | | | | | | | | | 3,689 | | | |
| Flat 14, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 27/07/2021 | 150,000 | 152,294 | N | Flat | | 2 | 58 | 2,586 | 2,626 | Leasehold | | |
| Flat 9, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 19/08/2020 | 106,000 | 109,530 | N | Flat | | 1 | 43 | 2,465 | 2,547 | Leasehold | | |
| Flat 32, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP | CV34 4XP | CV34 4 | 22/07/2020 | 145,000 | 149,861 | N | Flat | | 2 | 64 | 2,266 | 2,342 | Leasehold | | |
| 30, Spring Pool, Warwick, Warwickshire CV34 4UR | CV34 4UR | CV34 4 | 25/08/2020 | 164,000 | 169,462 | N | Flat | | 2 | 56 | 2,929 | 3,026 | Leasehold | | |
| 27, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 08/01/2021 | 115,000 | 114,159 | N | Flat | | 1 | 24 | 4,792 | 4,757 | Leasehold | | |
| 103, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 06/08/2021 | 220,000 | 220,673 | N | Terraced | | 2 | 60 | 3,667 | 3,678 | Freehold | | |
| 49, Spring Pool, Warwick, Warwickshire CV34 4UP | CV34 4UP | CV34 4 | 29/04/2021 | 120,000 | 121,135 | N | Flat | | 1 | 41 | 2,927 | 2,955 | Leasehold | | |
| 8, Greville House, Yeomanry Close, Warwick, Warwickshire CV34 4UJ | CV34 4UJ | CV34 4 | 24/08/2020 | 205,000 | 211,828 | N | Flat | | 2 | 67 | 3,060 | 3,162 | Leasehold | | |
| 6, Eyffler Close, Warwick, Warwickshire CV34 4UG | CV34 4UG | CV34 4 | 07/05/2021 | 220,000 | 223,631 | N | Terraced | | 2 | 56 | 3,929 | 3,993 | Freehold | | |
| 78, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 16/12/2020 | 175,000 | 178,872 | N | Terraced | | 1 | 38 | 4,605 | 4,707 | Leasehold | | |
| 59, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 27/01/2020 | 176,150 | 192,395 | N | Terraced | | 2 | 54 | 3,262 | 3,563 | Freehold | | |
| 50, William Tarver Close, Warwick, Warwickshire CV34 4UF | CV34 4UF | CV34 4 | 29/06/2021 | 162,500 | 161,748 | N | Flat | | 2 | 52 | 3,125 | 3,111 | Leasehold | | |
| 27, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 09/04/2021 | 98,000 | 98,927 | N | Flat | | 1 | 24 | 4,083 | 4,122 | Leasehold | | |
| 3, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 16/07/2021 | 185,000 | 189,482 | N | Terraced | | 2 | 52 | 3,558 | 3,644 | Freehold | | |
| 15, William Tarver Close, Warwick, Warwickshire CV34 4UE | CV34 4UE | CV34 4 | 19/02/2021 | 155,000 | 154,622 | N | Flat | | 2 | 47 | 3,298 | 3,290 | Leasehold | | |
| 31, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 18/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 45 | 5,556 | 5,656 | Freehold | | |
| 41, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 24/02/2020 | 235,000 | 254,728 | N | Terraced | | 2 | 58 | 4,052 | 4,392 | Freehold | | |
| 70, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 22/06/2021 | 250,000 | 250,471 | N | Terraced | | 2 | 60 | 4,167 | 4,175 | Freehold | | |
| 43, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 19/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 to 3 | 69 | 3,672 | 3,718 | Freehold | | |
| 21, Mallory Drive, Warwick, Warwickshire CV34 4UD | CV34 4UD | CV34 4 | 29/09/2021 | 270,000 | 270,173 | N | Terraced | | 3 | 73 | 3,699 | 3,701 | Freehold | | |
| 20, Wavytree Close, Warwick, Warwickshire CV34 4UA | CV34 4UA | CV34 4 | 26/08/2020 | 225,000 | 240,547 | N | Terraced | | 2 | 49 | 4,592 | 4,909 | Freehold | | |
| 78, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 22/03/2021 | 235,500 | 237,190 | N | Flat | | 2 | 69 | 3,413 | 3,438 | Leasehold | | |
| 28, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 15/01/2021 | 185,000 | 183,647 | N | Flat | | 2 | 69 | 2,681 | 2,662 | Leasehold | | |
| 29, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ | CV34 4TZ | CV34 4 | 19/06/2020 | 200,250 | 203,765 | N | Flat | | 2 to 3 | 83 | 2,413 | 2,455 | Leasehold | | |
| 27, Romani Close, Warwick, Warwickshire CV34 4TY | CV34 4TY | CV34 4 | 28/05/2021 | 152,000 | 152,831 | N | Flat | | 1 | 51 | 2,980 | 2,997 | Leasehold | | |
| 21, Romani Close, Warwick, Warwickshire CV34 4TY | CV34 4TY | CV34 4 | 01/07/2020 | 142,500 | 147,277 | N | Flat | | 1 | 52 | 2,740 | 2,832 | Leasehold | | |
| 11, Victoria Mews, Warwick, Warwickshire CV34 4TE | CV34 4TE | CV34 4 | 29/04/2021 | 170,000 | 171,609 | N | Flat | | 2 | 67 | 2,537 | 2,561 | Leasehold | | |
| 14, Saltisford, Warwick, Warwickshire CV34 4TA | CV34 4TA | CV34 4 | 07/04/2021 | 390,000 | 416,738 | N | Detached | | 3 | 91 | 4,286 | 4,580 | Freehold | | |
| 8, Saltisford, Warwick, Warwickshire CV34 4TA | CV34 4TA | CV34 4 | 16/03/2021 | 333,500 | 339,503 | N | Terraced | | 3 | 99 | 3,369 | 3,429 | Freehold | | |
| 56, Mercia Way, Warwick, Warwickshire CV34 4QB | CV34 4QB | CV34 4 | 08/12/2020 | 262,000 | 276,708 | N | Semi-detached | | 2 to 3 | 89 | 2,944 | 3,109 | Freehold | | |
| 1, Frances Avenue, Warwick, Warwickshire CV34 4QA | CV34 4QA | CV34 4 | 06/08/2020 | 310,000 | 339,751 | N | Semi-detached | | 3 | 106 | 2,925 | 3,205 | Freehold | | |
| 11, Frances Avenue, Warwick, Warwickshire CV34 4QA | CV34 4QA | CV34 4 | 02/06/2021 | 280,000 | 288,426 | N | Semi-detached | | 3 | 97 | 2,887 | 2,973 | Freehold | | |
| 41, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 10/02/2021 | 290,500 | 294,155 | N | Terraced | | 2 | 76 | 3,822 | 3,870 | Freehold | | |
| 45, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 01/10/2020 | 265,000 | 278,796 | N | Terraced | | 2 to 3 | 80 | 3,313 | 3,485 | Freehold | | |
| 73, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 25/11/2020 | 275,500 | 285,789 | N | Terraced | | 3 to 4 | 87 | 3,167 | 3,285 | Freehold | | |
| 53, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 08/04/2021 | 256,500 | 261,703 | N | Terraced | | 2 to 3 | 84 | 3,054 | 3,116 | Freehold | | |
| 77, Avon Street, Warwick, Warwickshire CV34 4PX | CV34 4PX | CV34 4 | 18/09/2020 | 257,500 | 272,904 | N | Terraced | | 2 to 3 | 89 | 2,893 | 3,066 | Freehold | | |
| 19, Maynard Avenue, Warwick, Warwickshire CV34 4PU | CV34 4PU | CV34 4 | 07/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 | 94 | 3,404 | 3,797 | Freehold | | |
| 4, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 29/06/2020 | 295,000 | 311,474 | N | Terraced | | 2 | 82 | 3,598 | 3,798 | Freehold | | |
| 15, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 04/03/2021 | 243,000 | 247,374 | N | Terraced | | 2 | 73 | 3,329 | 3,389 | Freehold | | |
| 14, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 25/09/2020 | 245,000 | 259,657 | N | Terraced | | 3 | 81 | 3,025 | 3,206 | Freehold | | |
| 26, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 09/09/2021 | 237,500 | 237,653 | N | Terraced | | 2 to 3 | 75 | 3,167 | 3,169 | Freehold | | |
| 17, Meadow Road, Warwick, Warwickshire CV34 4PS | CV34 4PS | CV34 4 | 06/11/2020 | 205,000 | 212,656 | N | Terraced | | 3 | 72 | 2,847 | 2,954 | Freehold | | |
| 24, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 09/08/2021 | 291,000 | 299,377 | N | Detached | | 3 | 78 | 3,731 | 3,838 | Freehold | | |
| 22, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 04/09/2020 | 232,500 | 246,409 | N | Terraced | | 3 | 79 | 2,949 | 3,125 | Freehold | | |
| Flat 2, 5, Pickard Street, Warwick, Warwickshire CV34 4PR | CV34 4PR | CV34 4 | 28/08/2020 | 157,500 | 162,746 | N | Flat | | 1 | 60 | 2,625 | 2,712 | Leasehold | | |
| 8, Ilex Court, Warwick, Warwickshire CV34 4PJ | CV34 4PJ | CV34 4 | 20/11/2020 | 275,000 | 285,270 | N | Terraced | | 2 to 3 | 80 | 3,438 | 3,566 | Freehold | | |
| 13, Emscote Road, Warwick, Warwickshire CV34 4PH | CV34 4PH | CV34 4 | 09/10/2020 | 850,000 | 894,250 | N | Terraced | | | 203 | 4,187 | 4,405 | Freehold | | |
| 3, Emscote Road, Warwick, Warwickshire CV34 4PH | CV34 4PH | CV34 4 | 18/06/2021 | 925,000 | 926,744 | N | Terraced | | | 253 | 3,656 | 3,663 | Freehold | | |
| 19, Beaurevoir Way, Warwick, Warwickshire CV34 4NY | CV34 4NY | CV34 4 | 25/09/2020 | 350,000 | 380,324 | N | Semi-detached | | 3 | 95 | 3,684 | 4,003 | Freehold | | |
| Flat 10, 22, Coten End, Warwick, Warwickshire CV34 4NS | CV34 4NS | CV34 4 | 28/05/2021 | 132,500 | 133,224 | N | Flat | | 1 | 45 | 2,944 | 2,961 | Leasehold | | |
| 27, Campriano Drive, Warwick, Warwickshire CV34 4NQ | CV34 4NQ | CV34 4 | 17/07/2020 | 315,000 | 339,860 | N | Terraced | | 2 | 83 | 3,795 | 4,095 | Freehold | | |
| 2, Campriano Drive, Warwick, Warwickshire CV34 4NQ | CV34 4NQ | CV34 4 | 07/06/2021 | 405,000 | 405,763 | N | Terraced | | 3 | 100 | 4,050 | 4,058 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 34, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 06/01/2021 | 832,500 | 842,354 | N | Terraced | | | 249 | 3,343 | 3,383 | Freehold | | |
| Flat 14, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 16/03/2020 | 163,750 | 166,788 | N | Flat | | 2 | 57 | 2,873 | 2,926 | Leasehold | | |
| Flat 14a, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 14/08/2020 | 157,000 | 162,229 | N | Flat | | 2 | 57 | 2,754 | 2,846 | Leasehold | | |
| Flat 20, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 09/04/2021 | 144,000 | 145,363 | N | Flat | | 2 | 53 | 2,717 | 2,743 | Leasehold | | |
| 6a, Coten End, Warwick, Warwickshire CV34 4NP | CV34 4NP | CV34 4 | 29/05/2020 | 160,000 | 162,295 | N | Flat | | 2 | 63 | 2,540 | 2,576 | Leasehold | | |
| 69, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 21/12/2020 | 150,000 | 150,228 | N | Flat | | 1 | 39 | 3,846 | 3,852 | Leasehold | | |
| 62, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 02/09/2020 | 152,000 | 156,337 | N | Flat | | 1 | 42 | 3,619 | 3,722 | Leasehold | | |
| 38, St Johns Court, Warwick, Warwickshire CV34 4NL | CV34 4NL | CV34 4 | 06/03/2020 | 180,000 | 183,339 | N | Flat | | 2 to 3 | 68 | 2,647 | 2,696 | Leasehold | | |
| 17, St Johns Court, Warwick, Warwickshire CV34 4NJ | CV34 4NJ | CV34 4 | 15/12/2020 | 155,000 | 155,236 | N | Flat | | 2 | 53 | 2,925 | 2,929 | Leasehold | | |
| 12, St Johns Court, Warwick, Warwickshire CV34 4NJ | CV34 4NJ | CV34 4 | 27/03/2020 | 148,000 | 150,746 | N | Flat | | 2 | 53 | 2,792 | 2,844 | Leasehold | | |
| 1, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 28/06/2021 | 400,000 | 400,754 | N | Terraced | | 3 | 100 | 4,000 | 4,008 | Freehold | | |
| 31, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 23/07/2021 | 265,000 | 271,420 | N | Terraced | | 2 | 82 | 3,232 | 3,310 | Freehold | | |
| 5, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 09/04/2021 | 462,000 | 471,372 | N | Terraced | | 3 to 4 | 145 | 3,186 | 3,251 | Freehold | | |
| 18, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 22/05/2020 | 252,500 | 266,896 | N | Terraced | | 2 | 83 | 3,042 | 3,216 | Freehold | | |
| 29, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 17/03/2020 | 252,500 | 269,655 | N | Terraced | | 2 | 85 | 2,986 | 3,189 | Freehold | | |
| 14, Marne Close, Warwick, Warwickshire CV34 4NH | CV34 4NH | CV34 4 | 01/04/2020 | 255,000 | 265,345 | N | Terraced | | 2 | 87 | 2,948 | 3,068 | Freehold | | |
| 22, Priory Road, Warwick, Warwickshire CV34 4NA | CV34 4NA | CV34 4 | 06/08/2020 | 350,000 | 374,184 | N | Terraced | | 2 to 3 | 77 | 4,545 | 4,860 | Freehold | | |
| 30, Priory Road, Warwick, Warwickshire CV34 4NA | CV34 4NA | CV34 4 | 16/12/2020 | 350,000 | 357,744 | N | Terraced | | 3 | 88 | 3,977 | 4,065 | Freehold | | |
| Apartment 20, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 14/05/2021 | 184,000 | 185,005 | N | Flat | | 2 | 61 | 3,016 | 3,033 | Leasehold | | |
| Apartment 6, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 25/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 61 | 2,787 | 2,866 | Leasehold | | |
| Apartment 35, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ | CV34 4LZ | CV34 4 | 21/06/2021 | 145,000 | 144,329 | N | Flat | | 1 | 52 | 2,788 | 2,776 | Leasehold | | |
| 41, Guy Street, Warwick, Warwickshire CV34 4LW | CV34 4LW | CV34 4 | 06/03/2020 | 240,000 | 256,306 | N | Terraced | | 2 | 57 | 4,211 | 4,497 | Freehold | | |
| 64, Guy Street, Warwick, Warwickshire CV34 4LW | CV34 4LW | CV34 4 | 16/11/2020 | 221,000 | 229,254 | N | Terraced | | 2 to 3 | 61 | 3,623 | 3,758 | Freehold | | |
| 9, Broad Street, Warwick, Warwickshire CV34 4LT | CV34 4LT | CV34 4 | 14/01/2021 | 292,500 | 295,962 | N | Terraced | | 2 to 3 | 76 | 3,874 | 3,920 | Freehold | | |
| 32, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 20/11/2020 | 275,000 | 285,270 | N | Terraced | | 2 to 3 | 68 | 4,044 | 4,195 | Freehold | | |
| 45, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 22/04/2021 | 334,500 | 341,285 | N | Terraced | | 2 to 3 | 97 | 3,448 | 3,518 | Freehold | | |
| 21, Cherry Street, Warwick, Warwickshire CV34 4LR | CV34 4LR | CV34 4 | 12/03/2021 | 162,000 | 164,916 | N | Terraced | | 3 | 65 | 2,492 | 2,537 | Freehold | | |
| Apartment 7, Montgomery Court, Coventry Road, Warwick, Warwickshire CV34 4LQ | CV34 4LQ | CV34 4 | 02/06/2021 | 105,000 | 104,514 | N | Flat | | 1 | 39 | 2,692 | 2,680 | Leasehold | | |
| 9, Guys Cliffe Terrace, Warwick, Warwickshire CV34 4LP | CV34 4LP | CV34 4 | 10/09/2021 | 392,500 | 392,752 | N | Terraced | | 3 | 102 | 3,848 | 3,851 | Freehold | | |
| 19, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 19/10/2020 | 285,000 | 299,837 | N | Terraced | | 3 | 83 | 3,414 | 3,592 | Freehold | | |
| 11, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 14/12/2020 | 312,000 | 329,515 | N | Semi-detached | | 3 to 4 | 106 | 2,943 | 3,109 | Freehold | | |
| 27, Guy Street, Warwick, Warwickshire CV34 4LN | CV34 4LN | CV34 4 | 23/04/2020 | 180,000 | 187,303 | N | Terraced | | 2 | 70 | 2,571 | 2,676 | Freehold | | |
| 40, Coventry Road, Warwick, Warwickshire CV34 4LJ | CV34 4LJ | CV34 4 | 22/06/2020 | 212,500 | 224,367 | N | Terraced | | 3 | 85 | 2,500 | 2,640 | Freehold | | |
| 12, The Paddocks, Warwick, Warwickshire CV34 4LH | CV34 4LH | CV34 4 | 21/08/2020 | 320,000 | 350,711 | N | Semi-detached | | 3 | 104 | 3,077 | 3,372 | Freehold | | |
| Apartment 3, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 19/08/2021 | 190,000 | 189,716 | N | Flat | | 2 to 3 | 50 | 3,800 | 3,794 | Leasehold | | |
| Apartment 15, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 07/05/2021 | 205,000 | 206,120 | N | Flat | | 2 | 57 | 3,596 | 3,616 | Leasehold | | |
| Apartment 22, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 30/10/2020 | 230,000 | 236,391 | N | Flat | | 2 | 87 | 2,644 | 2,717 | Leasehold | | |
| Apartment 24, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE | CV34 4LE | CV34 4 | 22/09/2020 | 213,000 | 219,077 | N | Flat | | 2 | 87 | 2,448 | 2,518 | Leasehold | | |
| 17, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 30/06/2021 | 270,000 | 270,509 | N | Terraced | | 2 | 69 | 3,913 | 3,920 | Freehold | | |
| 12, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 19/03/2021 | 200,000 | 201,436 | N | Flat | | 2 | 64 | 3,125 | 3,147 | Leasehold | | |
| 14, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 11/05/2020 | 205,000 | 207,941 | N | Flat | | 2 | 66 | 3,101 | 3,146 | Leasehold | | |
| 15, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 17/12/2020 | 190,000 | 190,289 | N | Flat | | 2 to 3 | 66 | 2,879 | 2,883 | Leasehold | | |
| 4, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 24/09/2020 | 190,000 | 195,421 | N | Flat | | 2 to 3 | 69 | 2,754 | 2,832 | Leasehold | | |
| 9, Coach House Mews, Warwick, Warwickshire CV34 4LD | CV34 4LD | CV34 4 | 29/01/2021 | 181,000 | 179,677 | N | Flat | | 2 to 3 | 66 | 2,742 | 2,722 | Leasehold | | |
| 9, Priory Mews, Warwick, Warwickshire CV34 4LB | CV34 4LB | CV34 4 | 22/09/2020 | 395,000 | 418,630 | N | Terraced | | 3 | 103 | 3,835 | 4,064 | Freehold | | |
| 22, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 13/03/2020 | 170,000 | 173,154 | N | Flat | | 2 | 49 | 3,469 | 3,534 | Leasehold | | |
| 71, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 19/06/2020 | 154,500 | 157,212 | N | Flat | | 1 | 55 | 2,809 | 2,858 | Leasehold | | |
| 34, Turberville Place, Warwick, Warwickshire CV34 4JZ | CV34 4JZ | CV34 4 | 19/02/2020 | 172,500 | 178,229 | N | Flat | | 2 | 73 | 2,363 | 2,441 | Leasehold | | |
| 71, Albert Street, Warwick, Warwickshire CV34 4JX | CV34 4JX | CV34 4 | 10/08/2020 | 268,000 | 293,720 | N | Semi-detached | | 2 to 3 | 78 | 3,436 | 3,766 | Freehold | | |
| 25, Albert Street, Warwick, Warwickshire CV34 4JX | CV34 4JX | CV34 4 | 19/01/2021 | 236,038 | 238,832 | N | Terraced | | 3 | 94 | 2,511 | 2,541 | Freehold | | |
| 39, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 14/12/2020 | 351,000 | 358,766 | N | Terraced | | 2 to 3 | 104 | 3,375 | 3,450 | Freehold | | |
| 13, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 26/06/2020 | 348,000 | 367,434 | N | Terraced | | 3 | 114 | 3,053 | 3,223 | Freehold | | |
| 27, Victoria Street, Warwick, Warwickshire CV34 4JT | CV34 4JT | CV34 4 | 27/07/2020 | 282,000 | 304,256 | N | Terraced | | 3 to 4 | 106 | 2,660 | 2,870 | Freehold | | |
| 3, Brooke Mews, Warwick, Warwickshire CV34 4JR | CV34 4JR | CV34 4 | 09/01/2020 | 315,000 | 362,336 | N | Detached | | | 116 | 2,716 | 3,124 | Freehold | | |
| 6, Brooke Mews, Warwick, Warwickshire CV34 4JR | CV34 4JR | CV34 4 | 26/02/2021 | 270,000 | 287,999 | N | Detached | | 2 to 3 | 107 | 2,523 | 2,692 | Freehold | | |
| 11, Cape Road, Warwick, Warwickshire CV34 4JP | CV34 4JP | CV34 4 | 28/06/2021 | 725,000 | 726,367 | N | Terraced | | | 181 | 4,006 | 4,013 | Freehold | | |
| 15, Cape Road, Warwick, Warwickshire CV34 4JP | CV34 4JP | CV34 4 | 14/12/2020 | 525,000 | 536,616 | N | Terraced | | 3 to 4 | 161 | 3,261 | 3,333 | Freehold | | |
| 12, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 07/01/2020 | 188,000 | 195,112 | N | Flat | | 2 | 59 | 3,186 | 3,307 | Leasehold | | |
| 16, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 11/12/2020 | 180,000 | 180,274 | N | Flat | | 2 to 3 | 59 | 3,051 | 3,055 | Leasehold | | |
| 17, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 09/11/2020 | 176,000 | 178,371 | N | Flat | | 2 | 61 | 2,885 | 2,924 | Leasehold | | |
| 9, Wallwin Place, Warwick, Warwickshire CV34 4JJ | CV34 4JJ | CV34 4 | 24/04/2020 | 175,000 | 175,119 | N | Flat | | 2 | 61 | 2,869 | 2,871 | Leasehold | | |
| 54, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD | CV34 4JD | CV34 4 | 30/10/2020 | 375,000 | 385,420 | N | Flat | | 2 to 3 | 87 | 4,310 | 4,430 | Leasehold | | |
| Flat 5, Fairfax Court, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD | CV34 4JD | CV34 4 | 23/07/2021 | 240,000 | 243,670 | N | Flat | | 2 | 69 | 3,478 | 3,531 | Leasehold | | |
| 3 Goodway Court, Gerrard Street, Warwick, Warwickshire CV34 4HD | CV34 4HD | CV34 4 | 13/08/2021 | 286,000 | 286,875 | N | Terraced | | 2 to 3 | 63 | 4,540 | 4,554 | Freehold | | |
| 24, Mill Street, Warwick, Warwickshire CV34 4HB | CV34 4HB | CV34 4 | 22/09/2020 | 515,000 | 545,809 | N | Terraced | | 3 to 4 | 126 | 4,087 | 4,332 | Freehold | | |
| 30, Neville Court, Warwick, Warwickshire CV34 4EZ | CV34 4EZ | CV34 4 | 12/03/2021 | 435,000 | 438,122 | N | Flat | | 3 to 4 | 137 | 3,175 | 3,198 | Leasehold | | |
| 43, Cocksparrow Street, Warwick, Warwickshire CV34 4ED | CV34 4ED | CV34 4 | 27/01/2021 | 487,500 | 493,270 | N | Terraced | | 3 | 106 | 4,599 | 4,653 | Freehold | | |
| 2, Castle Court, Castle Lane, Warwick, Warwickshire CV34 4EB | CV34 4EB | CV34 4 | 13/08/2020 | 440,000 | 470,402 | N | Terraced | | 3 | 123 | 3,577 | 3,824 | Freehold | | |
| 2, Theatre Court, Warwick, Warwickshire CV34 4DY | CV34 4DY | CV34 4 | 10/07/2020 | 250,000 | 269,730 | N | Terraced | | 3 | 82 | 3,049 | 3,289 | Freehold | | |
| 1, Theatre Court, Warwick, Warwickshire CV34 4DY | CV34 4DY | CV34 4 | 20/11/2020 | 220,000 | 228,216 | N | Terraced | | 2 to 3 | 73 | 3,003 | 3,115 | Freehold | | |
| 1, St Pauls Terrace, Warwick, Warwickshire CV34 4DX | CV34 4DX | CV34 4 | 27/01/2020 | 225,000 | 245,750 | N | Terraced | | 2 to 3 | 62 | 3,617 | 3,950 | Freehold | | |
| 7, Lammas Court, Linen Street, Warwick, Warwickshire CV34 4DT | CV34 4DT | CV34 4 | 09/10/2020 | 150,000 | 154,168 | N | Flat | | 2 | 55 | 2,727 | 2,803 | Leasehold | | |
| 69, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 11/06/2020 | 475,000 | 525,826 | N | Detached | | 3 | 87 | 5,460 | 6,044 | Freehold | | |
| 8, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 08/04/2021 | 250,000 | 267,140 | N | Detached | | 2 | 53 | 4,717 | 5,040 | Freehold | | |
| 19, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 26/03/2021 | 222,000 | 225,996 | N | Terraced | | 2 to 3 | 57 | 3,895 | 3,965 | Freehold | | |
| 12, Linen Street, Warwick, Warwickshire CV34 4DS | CV34 4DS | CV34 4 | 11/09/2020 | 400,000 | 446,888 | N | Detached | | 3 to 4 | 114 | 3,509 | 3,920 | Freehold | | |
| Apartment 7, Knights Court, Linen Street, Warwick, Warwickshire CV34 4DJ | CV34 4DJ | CV34 4 | 31/07/2020 | 223,000 | 230,476 | N | Flat | | 2 | 72 | 3,097 | 3,201 | Leasehold | | |
| 21, Castle Close, Warwick, Warwickshire CV34 4DB | CV34 4DB | CV34 4 | 30/03/2020 | 599,950 | 672,576 | N | Detached | | | 131 | 4,580 | 5,134 | Freehold | | |
| 8, Back Lane, Warwick, Warwickshire CV34 4BZ | CV34 4BZ | CV34 4 | 19/03/2021 | 350,500 | 356,809 | N | Terraced | | 3 to 4 | 129 | 2,717 | 2,766 | Freehold | | |
| 8, Castle Lane, Warwick, Warwickshire CV34 4BU | CV34 4BU | CV34 4 | 19/06/2020 | 295,000 | 311,474 | N | Terraced | | 2 | 78 | 3,782 | 3,993 | Freehold | | |
| Castle Lane House, Castle Lane, Warwick, Warwickshire CV34 4BT | CV34 4BT | CV34 4 | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 9, Brook Street, Warwick, Warwickshire CV34 4BL | CV34 4BL | CV34 4 | 07/05/2020 | 228,000 | 231,271 | N | Flat | | 3 | 78 | 2,923 | 2,965 | Leasehold | | |
| Flat 5, Swan Court, 2, Swan Street, Warwick, Warwickshire CV34 4BJ | CV34 4BJ | CV34 4 | 30/09/2021 | 318,000 | 315,965 | N | Flat | | | 91 | 3,495 | 3,472 | Leasehold | | |
| Flat C, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 28/05/2021 | 248,750 | 250,109 | N | Flat | | 2 | 74 | 3,343 | 3,362 | Leasehold | | |
| Flat B, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 06/08/2020 | 225,000 | 232,494 | N | Flat | | 2 | 74 | 3,024 | 3,125 | Leasehold | | |
| Flat D, 52, High Street, Warwick, Warwickshire CV34 4AX | CV34 4AX | CV34 4 | 10/07/2020 | 190,000 | 196,370 | N | Flat | | 2 | 74 | 2,554 | 2,639 | Leasehold | | |
| 4, Church Street, Warwick, Warwickshire CV34 4AB | CV34 4AB | CV34 4 | 30/06/2021 | 730,000 | 731,376 | N | Terraced | | | 168 | 4,345 | 4,353 | Freehold | | |
| Flat E, 2, Church Street, Warwick, Warwickshire CV34 4AB | CV34 4AB | CV34 4 | 27/11/2020 | 190,000 | 192,560 | N | Flat | | 1 | 60 | 3,167 | 3,209 | Leasehold | | |
| | | CV34 4 Average | | | | | | | | | | 3,458 | | | |
| 5, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 05/08/2020 | 469,950 | 532,295 | Y | Detached | | | 122 | 3,852 | 4,363 | Freehold | | |
| 1, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 26/03/2020 | 285,950 | 311,840 | Y | Semi-detached | | | 73 | 3,917 | 4,272 | Freehold | | |
| 7, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 29/07/2020 | 464,950 | 529,495 | Y | Detached | | | 127 | 3,661 | 4,169 | Freehold | | |
| 3, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 30/03/2020 | 288,500 | 314,621 | Y | Semi-detached | | | 76 | 3,796 | 4,140 | Freehold | | |
| 2, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP | CV33 9WP | CV33 9 | 25/01/2021 | 404,950 | 432,853 | Y | Detached | | | 106 | 3,820 | 4,084 | Freehold | | |
| 43, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 31/03/2020 | 332,950 | 363,096 | Y | Semi-detached | | | 83 | 4,011 | 4,375 | Freehold | | |
| 45, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 30/03/2020 | 319,950 | 348,919 | Y | Semi-detached | | | 83 | 3,855 | 4,204 | Freehold | | |
| 19, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 07/04/2020 | 379,950 | 404,190 | Y | Semi-detached | | | 98 | 3,877 | 4,124 | Freehold | | |
| 1, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL | CV33 9WL | CV33 9 | 17/11/2020 | 460,000 | 503,990 | N | Detached | | | 127 | 3,622 | 3,968 | Freehold | | |
| 2, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 03/02/2020 | 319,950 | 354,529 | Y | Semi-detached | | | 83 | 3,855 | 4,271 | Freehold | | |
| 4, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 03/02/2020 | 319,950 | 354,529 | Y | Semi-detached | | | 83 | 3,855 | 4,271 | Freehold | | |
| 20, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 04/09/2020 | 464,950 | 519,452 | Y | Detached | | | 122 | 3,811 | 4,258 | Freehold | | |
| 12, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 10/06/2020 | 285,950 | 308,004 | Y | Semi-detached | | | 73 | 3,917 | 4,219 | Freehold | | |
| 14, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 05/06/2020 | 288,500 | 310,751 | Y | Semi-detached | | | 76 | 3,796 | 4,089 | Freehold | | |
| 18, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH | CV33 9WH | CV33 9 | 18/09/2020 | 315,000 | 342,292 | Y | Semi-detached | | | 103 | 3,058 | 3,323 | Freehold | | |
| 7, Power Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WA | CV33 9WA | CV33 9 | 04/06/2021 | 375,000 | 386,285 | N | Semi-detached | | | 99 | 3,788 | 3,902 | Freehold | | |
| 11, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 17/07/2020 | 589,995 | 671,899 | Y | Detached | | | 153 | 3,856 | 4,392 | Freehold | | |
| 5, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 27/03/2020 | 404,995 | 454,021 | Y | Detached | | | 108 | 3,750 | 4,204 | Freehold | | |
| 7, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ | CV33 9UZ | CV33 9 | 31/07/2020 | 549,995 | 626,346 | Y | Detached | | | 152 | 3,618 | 4,121 | Freehold | | |
| 2, Rendell Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UX | CV33 9UX | CV33 9 | 20/11/2020 | 487,000 | 533,572 | Y | Detached | | | 144 | 3,382 | 3,705 | Freehold | | |
| 11, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW | CV33 9UW | CV33 9 | 24/08/2020 | 510,000 | 577,658 | Y | Detached | | | 149 | 3,423 | 3,877 | Freehold | | |
| 7, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW | CV33 9UW | CV33 9 | 17/12/2020 | 462,000 | 500,246 | Y | Detached | | | 134 | 3,448 | 3,733 | Freehold | | |
| 41, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 06/03/2020 | 240,000 | 256,306 | Y | Terraced | | | 63 | 3,810 | 4,068 | Freehold | | |
| 15, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 17/07/2020 | 190,000 | 196,370 | N | Flat | | | 49 | 3,878 | 4,008 | Freehold | | |
| 45, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 06/05/2020 | 274,000 | 294,966 | Y | Semi-detached | | | 76 | 3,605 | 3,881 | Freehold | | |
| 43, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 20/03/2020 | 272,000 | 290,480 | Y | Terraced | | | 76 | 3,579 | 3,822 | Freehold | | |
| 38, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU | CV33 9UU | CV33 9 | 15/01/2021 | 450,000 | 481,007 | Y | Detached | | | 134 | 3,358 | 3,590 | Freehold | | |
| 11, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 28/05/2020 | 355,000 | 390,971 | Y | Detached | | | 91 | 3,901 | 4,296 | Freehold | | |
| 4, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 30/07/2020 | 280,000 | 308,507 | Y | Semi-detached | | | 76 | 3,684 | 4,059 | Freehold | | |
| 8, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 02/10/2020 | 460,000 | 509,805 | Y | Detached | | | 134 | 3,433 | 3,805 | Freehold | | |
| 10, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 06/11/2020 | 570,000 | 624,509 | Y | Detached | | | 174 | 3,276 | 3,589 | Freehold | | |
| 17, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 26/06/2020 | 350,000 | 376,994 | Y | Semi-detached | | | 106 | 3,302 | 3,557 | Freehold | | |
| 15, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 28/05/2020 | 350,000 | 376,781 | Y | Semi-detached | | | 106 | 3,302 | 3,555 | Freehold | | |
| 2, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT | CV33 9UT | CV33 9 | 27/03/2020 | 185,000 | 188,432 | Y | Flat | | | 60 | 3,083 | 3,141 | Leasehold | | |
| 20, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 27/08/2020 | 342,000 | 387,371 | Y | Detached | | | 89 | 3,843 | 4,352 | Freehold | | |
| 25, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 15/12/2020 | 340,000 | 368,146 | Y | Detached | | | 89 | 3,820 | 4,136 | Freehold | | |
| 4, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 27/02/2020 | 282,000 | 312,478 | Y | Semi-detached | | | 76 | 3,711 | 4,112 | Freehold | | |
| 28, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 30/07/2020 | 400,000 | 455,529 | Y | Detached | | | 111 | 3,604 | 4,104 | Freehold | | |
| 24, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 31/07/2020 | 280,000 | 308,507 | Y | Semi-detached | | | 76 | 3,684 | 4,059 | Freehold | | |
| 22, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 24/08/2020 | 275,000 | 301,392 | Y | Semi-detached | | | 76 | 3,618 | 3,966 | Freehold | | |
| 33, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 15/12/2020 | 399,000 | 432,031 | Y | Detached | | | 111 | 3,595 | 3,892 | Freehold | | |
| 26, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 29/10/2020 | 464,000 | 514,238 | Y | Detached | | | 134 | 3,463 | 3,838 | Freehold | | |
| 1, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 17/12/2020 | 465,000 | 503,494 | Y | Detached | | | 134 | 3,470 | 3,757 | Freehold | | |
| 30, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 09/10/2020 | 437,000 | 484,314 | Y | Detached | | | 129 | 3,388 | 3,754 | Freehold | | |
| 31, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US | CV33 9US | CV33 9 | 11/12/2020 | 185,000 | 195,386 | Y | Semi-detached | | | 79 | 2,342 | 2,473 | Freehold | | |
| 21, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 24/01/2020 | 389,995 | 448,601 | Y | Detached | | | 99 | 3,939 | 4,531 | Freehold | | |
| 9, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 10/07/2020 | 589,995 | 671,899 | Y | Detached | | | 153 | 3,856 | 4,392 | Freehold | | |
| 14, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 21/02/2020 | 574,995 | 656,231 | Y | Detached | | | 153 | 3,758 | 4,289 | Freehold | | |
| 34, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 25/09/2020 | 542,995 | 606,645 | Y | Detached | | | 166 | 3,271 | 3,654 | Freehold | | |
| 19, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ | CV33 9UQ | CV33 9 | 27/03/2020 | 210,000 | 229,014 | Y | Semi-detached | | | 73 | 2,877 | 3,137 | Freehold | | |
| 1, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 31/07/2020 | 355,000 | 404,282 | Y | Detached | | | 92 | 3,859 | 4,394 | Freehold | | |
| 2, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 30/09/2020 | 355,000 | 396,613 | Y | Detached | | | 92 | 3,859 | 4,311 | Freehold | | |
| 9, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 27/08/2020 | 415,000 | 470,055 | Y | Detached | | | 110 | 3,773 | 4,273 | Freehold | | |
| 17, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 30/06/2020 | 415,000 | 459,406 | Y | Detached | | | 110 | 3,773 | 4,176 | Freehold | | |
| 10, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 27/08/2020 | 397,000 | 449,667 | Y | Detached | | | 111 | 3,577 | 4,051 | Freehold | | |
| 15, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 16/10/2020 | 487,000 | 539,728 | Y | Detached | | | 144 | 3,382 | 3,748 | Freehold | | |
| 3, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 185,000 | 195,331 | Y | Terraced | | | 79 | 2,342 | 2,473 | Freehold | | |
| 7, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 185,000 | 195,331 | Y | Terraced | | | 79 | 2,342 | 2,473 | Freehold | | |
| 5, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL | CV33 9UL | CV33 9 | 26/06/2020 | 150,000 | 158,377 | Y | Terraced | | | 66 | 2,273 | 2,400 | Freehold | | |
| 33, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 07/12/2020 | 300,000 | 316,841 | N | Semi-detached | | | 73 | 4,110 | 4,340 | Freehold | | |
| 1, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 26/02/2021 | 360,000 | 375,441 | N | Semi-detached | | | 91 | 3,956 | 4,126 | Freehold | | |
| 16, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG | CV33 9UG | CV33 9 | 21/05/2021 | 245,000 | 249,043 | N | Terraced | | | 62 | 3,952 | 4,017 | Freehold | | |
| 22, Dunstall Crescent, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UD | CV33 9UD | CV33 9 | 27/11/2020 | 287,500 | 307,342 | N | Semi-detached | | 3 | 82 | 3,506 | 3,748 | Freehold | | |
| 4, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB | CV33 9UB | CV33 9 | 23/10/2020 | 242,500 | 262,043 | N | Semi-detached | | 2 | 61 | 3,975 | 4,296 | Freehold | | |
| 27, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB | CV33 9UB | CV33 9 | 21/08/2020 | 240,000 | 263,033 | N | Semi-detached | | 2 to 3 | 63 | 3,836 | 4,204 | Freehold | | |
| 19, King Edward Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SZ | CV33 9SZ | CV33 9 | 03/08/2020 | 410,000 | 464,392 | N | Detached | | | 98 | 4,184 | 4,739 | Freehold | | |
| 5, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 21/08/2020 | 264,999 | 290,431 | Y | Semi-detached | | | 60 | 4,417 | 4,841 | Freehold | | |
| 18, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 26/03/2020 | 404,950 | 453,971 | Y | Detached | | | 106 | 3,820 | 4,283 | Freehold | | |
| 32, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX | CV33 9SX | CV33 9 | 25/09/2020 | 404,950 | 452,418 | Y | Detached | | | 106 | 3,820 | 4,268 | Freehold | | |
| 36, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 25/02/2021 | 362,000 | 386,132 | Y | Detached | | | 92 | 3,935 | 4,197 | Freehold | | |
| 24, Lionheart Avenue, Bishops T | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|----------|--|--|
| 33, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 29/04/2020 | 395,000 | 429,656 | Y | Detached | | | 111 | 3,559 | 3,871 | Freehold | | |
| 98, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 22/09/2020 | 290,000 | 307,349 | N | Terraced | | | 80 | 3,625 | 3,842 | Freehold | | |
| 32, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW | CV33 9SW | CV33 9 | 14/05/2020 | 435,000 | 479,077 | N | Detached | | | 144 | 3,021 | 3,327 | Freehold | | |
| 52, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 30/07/2020 | 339,250 | 373,790 | N | Semi-detached | | | 83 | 4,087 | 4,503 | Freehold | | |
| 54, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 14/05/2021 | 320,000 | 333,411 | N | Semi-detached | | | 79 | 4,051 | 4,220 | Freehold | | |
| 14, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU | CV33 9SU | CV33 9 | 16/03/2021 | 389,950 | 408,077 | N | Semi-detached | | | 120 | 3,250 | 3,401 | Freehold | | |
| 2, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 21/12/2020 | 551,000 | 596,614 | N | Detached | | | 140 | 3,936 | 4,262 | Freehold | | |
| 20, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 15/01/2021 | 315,000 | 328,718 | N | Semi-detached | | | 79 | 3,987 | 4,161 | Freehold | | |
| 24, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST | CV33 9ST | CV33 9 | 30/09/2021 | 315,000 | 317,016 | N | Semi-detached | | | 79 | 3,987 | 4,013 | Freehold | | |
| 7, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS | CV33 9SS | CV33 9 | 05/03/2021 | 492,000 | 525,819 | N | Detached | | | 135 | 3,644 | 3,895 | Freehold | | |
| 10, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS | CV33 9SS | CV33 9 | 18/12/2020 | 405,000 | 438,527 | N | Detached | | | 119 | 3,403 | 3,685 | Freehold | | |
| 16, Overberry Orchard, Leamington Spa, Warwickshire CV33 9SJ | CV33 9SJ | CV33 9 | 31/07/2020 | 225,000 | 242,757 | N | Terraced | | 2 | 65 | 3,488 | 3,764 | Freehold | | |
| 8, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF | CV33 9SF | CV33 9 | 31/07/2020 | 230,000 | 248,152 | N | Terraced | | 3 | 80 | 2,875 | 3,102 | Freehold | | |
| 9, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF | CV33 9SF | CV33 9 | 05/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 | 72 | 2,986 | 3,098 | Freehold | | |
| 15, Millway Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SE | CV33 9SE | CV33 9 | 23/07/2021 | 290,000 | 297,026 | N | Terraced | | 2 to 3 | 87 | 3,333 | 3,414 | Freehold | | |
| 70, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RY | CV33 9RY | CV33 9 | 23/08/2021 | 292,875 | 293,771 | N | Terraced | | 3 | 112 | 2,615 | 2,623 | Freehold | | |
| 9, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 09/04/2020 | 200,000 | 212,759 | N | Semi-detached | | 2 to 3 | 61 | 3,279 | 3,488 | Freehold | | |
| 8, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 30/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 2 to 3 | 98 | 3,316 | 3,416 | Freehold | | |
| 10a, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX | CV33 9RX | CV33 9 | 08/02/2021 | 315,000 | 318,964 | N | Terraced | | 3 | 97 | 3,247 | 3,288 | Freehold | | |
| 34, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RW | CV33 9RW | CV33 9 | 28/08/2020 | 350,000 | 383,590 | N | Semi-detached | | 3 to 4 | 111 | 3,153 | 3,456 | Freehold | | |
| 5, Hassall Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RU | CV33 9RU | CV33 9 | 21/08/2020 | 327,000 | 358,382 | N | Semi-detached | | | 135 | 2,422 | 2,655 | Freehold | | |
| 2, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS | CV33 9RS | CV33 9 | 19/08/2020 | 226,000 | 247,689 | N | Semi-detached | | 3 | 75 | 3,013 | 3,303 | Freehold | | |
| 37, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS | CV33 9RS | CV33 9 | 02/03/2021 | 243,000 | 247,374 | N | Terraced | | 3 | 95 | 2,558 | 2,604 | Freehold | | |
| 3, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RR | CV33 9RR | CV33 9 | 06/08/2020 | 275,000 | 301,392 | N | Semi-detached | | 3 | 82 | 3,354 | 3,676 | Freehold | | |
| 15, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ | CV33 9RJ | CV33 9 | 14/09/2020 | 310,000 | 336,859 | N | Semi-detached | | 2 | 67 | 4,627 | 5,028 | Freehold | | |
| 12, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ | CV33 9RJ | CV33 9 | 31/07/2020 | 355,000 | 391,143 | N | Semi-detached | | 3 to 4 | 118 | 3,008 | 3,315 | Freehold | | |
| 31, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 30/04/2021 | 238,000 | 249,617 | N | Semi-detached | | 2 | 59 | 4,034 | 4,231 | Freehold | | |
| 28, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 10/09/2021 | 228,000 | 229,459 | N | Semi-detached | | 2 | 61 | 3,738 | 3,762 | Freehold | | |
| 16, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 24/09/2021 | 326,000 | 328,086 | N | Semi-detached | | 3 | 93 | 3,505 | 3,528 | Freehold | | |
| 18, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 01/10/2020 | 275,000 | 297,162 | N | Semi-detached | | 3 | 85 | 3,235 | 3,496 | Freehold | | |
| 23, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH | CV33 9RH | CV33 9 | 07/05/2021 | 317,000 | 330,285 | N | Semi-detached | | 3 to 4 | 102 | 3,108 | 3,238 | Freehold | | |
| 7, Argyle Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RG | CV33 9RG | CV33 9 | 11/06/2021 | 288,650 | 289,194 | N | Terraced | | 2 to 3 | 78 | 3,701 | 3,708 | Freehold | | |
| 61, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 27/03/2020 | 239,250 | 260,912 | N | Semi-detached | | 2 | 58 | 4,096 | 4,467 | Freehold | | |
| 59, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 15/01/2021 | 215,000 | 224,363 | N | Semi-detached | | 2 | 58 | 3,707 | 3,868 | Freehold | | |
| 77, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF | CV33 9RF | CV33 9 | 07/05/2020 | 211,000 | 227,145 | N | Semi-detached | | 2 to 3 | 59 | 3,576 | 3,850 | Freehold | | |
| 44, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RE | CV33 9RE | CV33 9 | 13/02/2020 | 255,000 | 282,560 | N | Semi-detached | | 2 | 60 | 4,250 | 4,709 | Freehold | | |
| 29, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB | CV33 9RB | CV33 9 | 15/01/2021 | 318,000 | 331,849 | N | Semi-detached | | 3 to 4 | 94 | 3,383 | 3,530 | Freehold | | |
| 15, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB | CV33 9RB | CV33 9 | 05/06/2020 | 275,000 | 290,357 | N | Terraced | | 2 to 3 | 94 | 2,926 | 3,089 | Freehold | | |
| 59, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY | CV33 9QY | CV33 9 | 17/12/2020 | 325,000 | 343,245 | N | Semi-detached | | 2 to 3 | 95 | 3,421 | 3,613 | Freehold | | |
| 81, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY | CV33 9QY | CV33 9 | 27/03/2020 | 380,000 | 414,406 | N | Semi-detached | | 3 | 124 | 3,065 | 3,342 | Freehold | | |
| 6, Wychwood Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QU | CV33 9QU | CV33 9 | 08/01/2021 | 245,100 | 255,774 | N | Semi-detached | | 3 to 4 | 75 | 3,268 | 3,410 | Freehold | | |
| 30, Beale Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QT | CV33 9QT | CV33 9 | 27/07/2020 | 372,500 | 424,211 | N | Detached | | 3 | 81 | 4,599 | 5,237 | Freehold | | |
| 2, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 23/10/2020 | 370,000 | 399,818 | N | Semi-detached | | | 132 | 2,803 | 3,029 | Freehold | | |
| 3, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 02/09/2021 | 400,000 | 402,559 | N | Semi-detached | | 3 | 142 | 2,817 | 2,835 | Freehold | | |
| 6, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS | CV33 9QS | CV33 9 | 27/03/2020 | 345,000 | 376,237 | N | Semi-detached | | 3 to 4 | 160 | 2,156 | 2,351 | Freehold | | |
| The Grove, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QE | CV33 9QE | CV33 9 | 16/03/2021 | 1,330,000 | 1,421,420 | N | Detached | | | 379 | 3,509 | 3,750 | Freehold | | |
| Brickyard Barn, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QD | CV33 9QD | CV33 9 | 14/09/2020 | 610,000 | 681,505 | N | Detached | | 3 to 4 | 151 | 4,040 | 4,513 | Freehold | | |
| 3, Powell Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9PX | CV33 9PX | CV33 9 | 08/01/2021 | 477,500 | 510,402 | N | Detached | | 3 to 4 | 114 | 4,189 | 4,477 | Freehold | | |
| Silver Birch Barn, Leamington Hall Farm, Fosse Way, Chesterton, Leamington Spa, Warwickshire CV33 9JP | CV33 9JP | CV33 9 | 17/09/2021 | 720,000 | 729,422 | N | Detached | | | 186 | 3,871 | 3,922 | Freehold | | |
| 15, Hancox Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GD | CV33 9GD | CV33 9 | 13/05/2021 | 287,000 | 299,028 | N | Semi-detached | | 2 to 3 | 77 | 3,727 | 3,883 | Freehold | | |
| 8, Alderman Way, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GB | CV33 9GB | CV33 9 | 20/10/2020 | 492,000 | 545,269 | N | Detached | | | 144 | 3,417 | 3,787 | Freehold | | |
| 1, Leigh Terrace, Hunningham, Leamington Spa, Warwickshire CV33 9DU | CV33 9DU | CV33 9 | 01/04/2021 | 693,000 | 726,825 | N | Semi-detached | | 3 | 111 | 6,243 | 6,548 | Freehold | | |
| The Bungalow, School Lane, Hunningham, Leamington Spa, Warwickshire CV33 9DS | CV33 9DS | CV33 9 | 02/10/2020 | 385,000 | 426,684 | N | Detached | | 2 | 84 | 4,583 | 5,080 | Freehold | | |
| 14, Rugby Road, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BW | CV33 9BW | CV33 9 | 14/02/2020 | 450,000 | 498,635 | N | Semi-detached | | 3 | 120 | 3,750 | 4,155 | Freehold | | |
| The Bungalow, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BT | CV33 9BT | CV33 9 | 11/12/2020 | 425,000 | 460,183 | N | Detached | | 3 to 4 | 131 | 3,244 | 3,513 | Freehold | | |
| 32, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 26/05/2021 | 281,000 | 285,637 | N | Terraced | | 2 to 3 | 86 | 3,267 | 3,321 | Freehold | | |
| 29, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 06/08/2021 | 227,500 | 228,196 | N | Terraced | | 2 to 3 | 69 | 3,297 | 3,307 | Freehold | | |
| 15, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN | CV33 9BN | CV33 9 | 01/04/2021 | 249,950 | 255,020 | N | Terraced | | 3 to 4 | 87 | 2,866 | 2,925 | Freehold | | |
| 1, Ham Barn Cottage, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AD | CV33 9AD | CV33 9 | 31/03/2021 | 650,000 | 661,701 | N | Terraced | | | 154 | 4,221 | 4,297 | Freehold | | |
| 5, Ford Cottages, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AA | CV33 9AA | CV33 9 | 13/01/2021 | 500,000 | 521,775 | N | Semi-detached | | | 139 | 3,597 | 3,754 | Freehold | | |
| | | CV33 9 Average | | | | | | | | | | 3,860 | | | |
| 8, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA | CV32 7XA | CV32 7 | 23/03/2020 | 440,000 | 493,263 | N | Detached | | 3 to 4 | 124 | 3,548 | 3,978 | Freehold | | |
| 12, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA | CV32 7XA | CV32 7 | 29/01/2021 | 525,000 | 561,175 | N | Detached | | | 145 | 3,621 | 3,870 | Freehold | | |
| 2, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW | CV32 7UW | CV32 7 | 08/10/2021 | 300,000 | 294,080 | N | Terraced | | 2 | 66 | 4,545 | 4,456 | Freehold | | |
| 32, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW | CV32 7UW | CV32 7 | 01/10/2021 | 265,000 | 260,927 | N | Detached | | 2 to 3 | 67 | 3,955 | 3,894 | Freehold | | |
| 5, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU | CV32 7UU | CV32 7 | 28/05/2021 | 270,000 | 281,315 | N | Semi-detached | | 2 to 3 | 66 | 4,091 | 4,262 | Freehold | | |
| 41, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU | CV32 7UU | CV32 7 | 19/05/2021 | 260,000 | 270,896 | N | Semi-detached | | 2 to 3 | 67 | 3,892 | 4,055 | Freehold | | |
| 4, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP | CV32 7UP | CV32 7 | 10/02/2020 | 215,000 | 238,237 | N | Semi-detached | | 2 to 3 | 80 | 2,688 | 2,978 | Freehold | | |
| 10, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP | CV32 7UP | CV32 7 | 16/03/2020 | 230,460 | 246,118 | N | Terraced | | 2 to 3 | 93 | 2,478 | 2,646 | Freehold | | |
| 22, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN | CV32 7UN | CV32 7 | 18/12/2020 | 295,000 | 311,561 | N | Semi-detached | | 2 to 3 | 66 | 4,470 | 4,721 | Freehold | | |
| 6, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN | CV32 7UN | CV32 7 | 15/01/2021 | 280,000 | 292,194 | N | Semi-detached | | 2 to 3 | 66 | 4,242 | 4,427 | Freehold | | |
| 11, Robinia Close, Leamington Spa, Warwickshire CV32 7UL | CV32 7UL | CV32 7 | 13/11/2020 | 298,000 | 318,567 | N | Semi-detached | | 2 to 3 | 66 | 4,515 | 4,827 | Freehold | | |
| 4, Robinia Close, Leamington Spa, Warwickshire CV32 7UL | CV32 7UL | CV32 7 | 28/08/2020 | 277,500 | 304,132 | N | Semi-detached | | 2 to 3 | 67 | 4,142 | 4,539 | Freehold | | |
| 253, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7UF | CV32 7UF | CV32 7 | 17/03/2021 | 432,000 | 461,694 | N | Detached | | | 141 | 3,064 | 3,274 | Freehold | | |
| 57, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TW | CV32 7TW | CV32 7 | 27/03/2020 | 427,500 | 466,206 | N | Semi-detached | | | 163 | 2,624 | 2,862 | Freehold | | |
| 3, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU | CV32 7TU | CV32 7 | 25/01/2021 | 460,000 | 491,696 | N | Detached | | | 145 | 3,172 | 3,391 | Freehold | | |
| 18, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU | CV32 7TU | CV32 7 | 20/11/2020 | 400,000 | 427,607 | N | Semi-detached | | | 137 | 2,920 | 3,121 | Freehold | | |
| 14, Ascot Ride, Leamington Spa, Warwickshire CV32 7TT | CV32 7TT | CV32 7 | 04/10/2020 | 430,0 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 27, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TN | CV32 7TN | CV32 7 | 02/09/2020 | 375,000 | 418,958 | N | Detached | | 3 | 87 | 4,310 | 4,816 | Freehold | | |
| 33, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TL | CV32 7TL | CV32 7 | 31/03/2021 | 365,000 | 381,967 | N | Semi-detached | | 2 to 3 | 76 | 4,803 | 5,026 | Freehold | | |
| 15, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TJ | CV32 7TJ | CV32 7 | 10/02/2021 | 437,000 | 455,744 | N | Semi-detached | | 3 | 111 | 3,937 | 4,106 | Freehold | | |
| 8, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 23/10/2020 | 342,500 | 379,583 | N | Detached | | 3 to 4 | 76 | 4,507 | 4,995 | Freehold | | |
| 5, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 24/05/2021 | 345,000 | 365,308 | N | Detached | | 2 | 76 | 4,539 | 4,807 | Freehold | | |
| 10, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 14/12/2020 | 330,000 | 357,318 | N | Detached | | 2 to 3 | 75 | 4,400 | 4,764 | Freehold | | |
| 2, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH | CV32 7TH | CV32 7 | 30/04/2020 | 371,000 | 394,669 | N | Semi-detached | | | 125 | 2,968 | 3,157 | Freehold | | |
| 87, Kelvin Road, Leamington Spa, Warwickshire CV32 7TG | CV32 7TG | CV32 7 | 21/12/2020 | 405,000 | 413,961 | N | Terraced | | 2 to 3 | 101 | 4,010 | 4,099 | Freehold | | |
| 19, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF | CV32 7TF | CV32 7 | 06/03/2020 | 415,000 | 452,575 | N | Semi-detached | | 2 to 3 | 84 | 4,952 | 5,401 | Freehold | | |
| 23, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF | CV32 7TF | CV32 7 | 11/09/2020 | 330,000 | 358,592 | N | Semi-detached | | 2 to 3 | 83 | 3,976 | 4,320 | Freehold | | |
| 63, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD | CV32 7TD | CV32 7 | 24/06/2020 | 370,000 | 398,536 | N | Semi-detached | | 3 | 90 | 4,111 | 4,428 | Freehold | | |
| 69, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD | CV32 7TD | CV32 7 | 10/06/2020 | 355,000 | 374,825 | N | Terraced | | 3 | 89 | 3,989 | 4,212 | Freehold | | |
| 27, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TB | CV32 7TB | CV32 7 | 19/01/2021 | 390,000 | 394,616 | N | Terraced | | 3 | 117 | 3,333 | 3,373 | Freehold | | |
| 5, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TA | CV32 7TA | CV32 7 | 26/03/2021 | 383,500 | 401,327 | N | Semi-detached | | | 100 | 3,835 | 4,013 | Freehold | | |
| 198, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SY | CV32 7SY | CV32 7 | 09/01/2020 | 390,000 | 448,607 | N | Detached | | 3 to 4 | 120 | 3,250 | 3,738 | Freehold | | |
| 11, Sandown Close, Leamington Spa, Warwickshire CV32 7SX | CV32 7SX | CV32 7 | 28/02/2020 | 426,500 | 486,757 | N | Detached | | 3 | 134 | 3,183 | 3,633 | Freehold | | |
| 19, Sandown Close, Leamington Spa, Warwickshire CV32 7SX | CV32 7SX | CV32 7 | 31/03/2020 | 455,000 | 510,079 | N | Detached | | 3 to 4 | 149 | 3,054 | 3,423 | Freehold | | |
| 5, Bentley Close, Leamington Spa, Warwickshire CV32 7SR | CV32 7SR | CV32 7 | 31/03/2021 | 255,000 | 259,590 | N | Terraced | | 2 to 3 | 84 | 3,036 | 3,090 | Freehold | | |
| 193, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SL | CV32 7SL | CV32 7 | 23/04/2021 | 330,000 | 352,624 | N | Detached | | 2 to 3 | 86 | 3,837 | 4,100 | Freehold | | |
| 74, Crown Way, Leamington Spa, Warwickshire CV32 7SE | CV32 7SE | CV32 7 | 16/09/2021 | 167,500 | 166,428 | N | Flat | | 2 | 71 | 2,359 | 2,344 | Leasehold | | |
| 44, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 12/11/2020 | 361,000 | 385,915 | N | Semi-detached | | 2 to 3 | 68 | 5,309 | 5,675 | Freehold | | |
| 16, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 30/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 68 | 4,044 | 4,255 | Freehold | | |
| 46, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB | CV32 7SB | CV32 7 | 31/03/2020 | 328,000 | 357,698 | N | Semi-detached | | 3 | 88 | 3,727 | 4,065 | Freehold | | |
| 83, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 11/12/2020 | 380,000 | 401,332 | N | Semi-detached | | 2 to 3 | 69 | 5,507 | 5,816 | Freehold | | |
| 33, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 25/02/2021 | 360,000 | 375,441 | N | Semi-detached | | 3 | 71 | 5,106 | 5,325 | Freehold | | |
| 61, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 21/02/2020 | 312,000 | 345,720 | N | Semi-detached | | 3 | 79 | 3,949 | 4,376 | Freehold | | |
| 99, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 29/01/2021 | 274,500 | 277,749 | N | Terraced | | 2 to 3 | 67 | 4,097 | 4,146 | Freehold | | |
| 37, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 29/05/2020 | 290,000 | 312,190 | N | Semi-detached | | 3 | 85 | 3,412 | 3,673 | Freehold | | |
| 11, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 05/06/2020 | 269,000 | 284,022 | N | Terraced | | 3 | 81 | 3,321 | 3,506 | Freehold | | |
| 3, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 11/02/2021 | 321,000 | 325,039 | N | Terraced | | 3 | 102 | 3,147 | 3,187 | Freehold | | |
| 49, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA | CV32 7SA | CV32 7 | 03/06/2021 | 290,000 | 290,547 | N | Terraced | | 3 | 96 | 3,021 | 3,027 | Freehold | | |
| 16, Cromer Road, Leamington Spa, Warwickshire CV32 7RZ | CV32 7RZ | CV32 7 | 03/01/2020 | 286,000 | 312,375 | N | Terraced | | 3 | 82 | 3,488 | 3,809 | Freehold | | |
| 85, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7RX | CV32 7RX | CV32 7 | 19/07/2021 | 252,000 | 258,105 | N | Terraced | | 3 | 82 | 3,073 | 3,148 | Freehold | | |
| 27, Lillington Close, Leamington Spa, Warwickshire CV32 7RW | CV32 7RW | CV32 7 | 26/10/2020 | 402,000 | 434,396 | N | Semi-detached | | 3 | 83 | 4,843 | 5,234 | Freehold | | |
| 7, Lillington Close, Leamington Spa, Warwickshire CV32 7RW | CV32 7RW | CV32 7 | 07/12/2020 | 720,000 | 779,604 | N | Detached | | | 162 | 4,453 | 4,822 | Freehold | | |
| 1, Grange Road, Leamington Spa, Warwickshire CV32 7RU | CV32 7RU | CV32 7 | 19/03/2021 | 277,500 | 290,400 | N | Semi-detached | | 3 | 88 | 3,153 | 3,300 | Freehold | | |
| 2, Hill Close, Leamington Spa, Warwickshire CV32 7RQ | CV32 7RQ | CV32 7 | 18/02/2021 | 765,000 | 815,998 | N | Detached | | | 190 | 4,026 | 4,295 | Freehold | | |
| 20, Farm Road, Leamington Spa, Warwickshire CV32 7RP | CV32 7RP | CV32 7 | 09/09/2020 | 360,000 | 381,536 | N | Terraced | | 2 to 3 | 94 | 3,830 | 4,059 | Freehold | | |
| 23, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 05/02/2021 | 325,000 | 329,089 | N | Terraced | | 2 | 85 | 3,824 | 3,872 | Freehold | | |
| 30, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 05/03/2020 | 310,000 | 331,062 | N | Terraced | | 2 to 3 | 87 | 3,563 | 3,805 | Freehold | | |
| 20, Manor Road, Leamington Spa, Warwickshire CV32 7RJ | CV32 7RJ | CV32 7 | 19/02/2021 | 375,000 | 379,718 | N | Terraced | | 3 | 105 | 3,571 | 3,616 | Freehold | | |
| 15, Church Lane, Lillington, Leamington Spa, Warwickshire CV32 7RG | CV32 7RG | CV32 7 | 10/02/2021 | 797,500 | 850,665 | N | Detached | | 3 to 4 | 208 | 3,834 | 4,090 | Freehold | | |
| 8, Briar Close, Leamington Spa, Warwickshire CV32 7RE | CV32 7RE | CV32 7 | 29/06/2021 | 270,000 | 278,125 | N | Semi-detached | | 3 | 78 | 3,462 | 3,566 | Freehold | | |
| Flat 1, 52, Briar Close, Leamington Spa, Warwickshire CV32 7RE | CV32 7RE | CV32 7 | 13/05/2020 | 169,500 | 171,932 | N | Flat | | 2 | 60 | 2,825 | 2,866 | Leasehold | | |
| 5, Marston Close, Leamington Spa, Warwickshire CV32 7RB | CV32 7RB | CV32 7 | 18/12/2020 | 181,500 | 191,689 | N | Semi-detached | | 2 | 72 | 2,521 | 2,662 | Leasehold | | |
| 6, Marston Close, Leamington Spa, Warwickshire CV32 7RB | CV32 7RB | CV32 7 | 03/01/2020 | 180,000 | 186,810 | N | Flat | | 2 to 3 | 75 | 2,392 | 2,483 | Leasehold | | |
| 56, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 25/06/2021 | 370,000 | 370,697 | N | Terraced | | 2 to 3 | 83 | 4,458 | 4,466 | Freehold | | |
| 4, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 28/02/2020 | 285,000 | 315,802 | N | Semi-detached | | 2 to 3 | 71 | 4,014 | 4,448 | Freehold | | |
| 5, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 23/01/2020 | 247,000 | 275,522 | N | Semi-detached | | 2 to 3 | 65 | 3,800 | 4,239 | Freehold | | |
| 28, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA | CV32 7RA | CV32 7 | 25/06/2021 | 382,000 | 393,496 | N | Semi-detached | | 3 | 101 | 3,782 | 3,896 | Freehold | | |
| 74, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 25/08/2020 | 320,100 | 350,820 | N | Semi-detached | | 3 | 103 | 3,108 | 3,406 | Freehold | | |
| 56, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 22/01/2021 | 245,000 | 247,900 | N | Terraced | | 2 to 3 | 83 | 2,952 | 2,987 | Freehold | | |
| 66, Haddon Road, Leamington Spa, Warwickshire CV32 7QY | CV32 7QY | CV32 7 | 29/06/2021 | 255,000 | 262,674 | N | Semi-detached | | 3 | 90 | 2,833 | 2,919 | Freehold | | |
| 13, Haddon Road, Leamington Spa, Warwickshire CV32 7QX | CV32 7QX | CV32 7 | 13/11/2020 | 236,000 | 252,288 | N | Semi-detached | | 3 | 74 | 3,189 | 3,409 | Freehold | | |
| 15, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS | CV32 7QS | CV32 7 | 20/03/2020 | 262,000 | 279,801 | N | Terraced | | 3 | 87 | 3,011 | 3,216 | Freehold | | |
| 25, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS | CV32 7QS | CV32 7 | 27/03/2020 | 230,000 | 245,627 | N | Terraced | | 3 | 85 | 2,706 | 2,890 | Freehold | | |
| 21, Gresham Avenue, Leamington Spa, Warwickshire CV32 7QP | CV32 7QP | CV32 7 | 14/02/2020 | 252,500 | 273,697 | N | Terraced | | 2 to 3 | 97 | 2,603 | 2,822 | Freehold | | |
| 59, Buckley Road, Leamington Spa, Warwickshire CV32 7QL | CV32 7QL | CV32 7 | 26/03/2021 | 242,000 | 253,249 | N | Semi-detached | | 3 | 79 | 3,063 | 3,206 | Freehold | | |
| 17, Clare Close, Leamington Spa, Warwickshire CV32 7QH | CV32 7QH | CV32 7 | 09/04/2020 | 247,500 | 257,541 | N | Terraced | | 2 to 3 | 88 | 2,813 | 2,927 | Freehold | | |
| 101, Mason Avenue, Leamington Spa, Warwickshire CV32 7QF | CV32 7QF | CV32 7 | 10/09/2021 | 151,000 | 150,034 | N | Flat | | 2 to 3 | 53 | 2,849 | 2,831 | Leasehold | | |
| 3, Barnard Close, Leamington Spa, Warwickshire CV32 7QD | CV32 7QD | CV32 7 | 24/04/2020 | 250,000 | 265,949 | N | Semi-detached | | 3 | 75 | 3,333 | 3,546 | Freehold | | |
| 6, Langdale Close, Leamington Spa, Warwickshire CV32 7QB | CV32 7QB | CV32 7 | 03/11/2020 | 215,000 | 229,839 | N | Semi-detached | | 2 | 68 | 3,162 | 3,380 | Freehold | | |
| 13, Langdale Close, Leamington Spa, Warwickshire CV32 7QB | CV32 7QB | CV32 7 | 21/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 to 3 | 87 | 2,414 | 2,616 | Freehold | | |
| 18, Burbury Close, Leamington Spa, Warwickshire CV32 7PT | CV32 7PT | CV32 7 | 29/03/2021 | 208,000 | 211,744 | N | Terraced | | 3 | 85 | 2,447 | 2,491 | Freehold | | |
| 40, Wellington Road, Leamington Spa, Warwickshire CV32 7PJ | CV32 7PJ | CV32 7 | 06/01/2020 | 245,000 | 273,291 | N | Semi-detached | | 3 | 88 | 2,784 | 3,106 | Freehold | | |
| 1, Elton Close, Leamington Spa, Warwickshire CV32 7PH | CV32 7PH | CV32 7 | 29/06/2021 | 245,000 | 245,462 | N | Terraced | | | 102 | 2,412 | 2,417 | Freehold | | |
| 46, Mason Avenue, Leamington Spa, Warwickshire CV32 7PF | CV32 7PF | CV32 7 | 31/05/2020 | 218,500 | 235,219 | N | Semi-detached | | 2 to 3 | 77 | 2,838 | 3,055 | Freehold | | |
| 6, Mason Avenue, Leamington Spa, Warwickshire CV32 7PE | CV32 7PE | CV32 7 | 08/10/2021 | 212,000 | 207,817 | N | Terraced | | 2 to 3 | 78 | 2,718 | 2,664 | Freehold | | |
| 6, Compton Close, Leamington Spa, Warwickshire CV32 7PD | CV32 7PD | CV32 7 | 31/01/2020 | 220,000 | 240,289 | N | Terraced | | 2 to 3 | 84 | 2,619 | 2,861 | Freehold | | |
| 66, Wellington Road, Leamington Spa, Warwickshire CV32 7PB | CV32 7PB | CV32 7 | 11/06/2021 | 267,000 | 275,035 | N | Semi-detached | | 2 to 3 | 80 | 3,338 | 3,438 | Freehold | | |
| 3, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 17/07/2020 | 350,000 | 385,634 | N | Semi-detached | | 3 | 91 | 3,846 | 4,238 | Freehold | | |
| 13, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 01/10/2020 | 365,000 | 394,415 | N | Semi-detached | | 2 to 3 | 107 | 3,411 | 3,686 | Freehold | | |
| 29, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW | CV32 7NW | CV32 7 | 27/11/2020 | 357,500 | 370,852 | N | Terraced | | | 117 | 3,056 | 3,170 | Freehold | | |
| 13, Ladycroft, Leamington Spa, Warwickshire CV32 7NH | CV32 7NH | CV32 7 | 06/03/2020 | 265,000 | 288,993 | N | Semi-detached | | 2 | 71 | 3,732 | 4,070 | Freehold | | |
| 26, Ladycroft, Leamington Spa, Warwickshire CV32 7NH | CV32 7NH | CV32 7 | 07/08/2020 | 290,000 | 317,831 | N | Semi-detached | | 3 | 98 | 2,959 | 3,243 | Freehold | | |
| 65, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 30/10/2020 | 257,500 | 278,251 | N | Semi-detached | | 2 to 3 | 68 | 3,787 | 4,092 | Freehold | | |
| 37, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 18/12/2020 | 290,000 | 296,416 | N | Terraced | | 3 | 82 | 3,537 | 3,615 | Freehold | | |
| 45, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG | CV32 7NG | CV32 7 | 06/01/2021 | 330,000 | 344,371 | N | Semi-detached | | 2 to 3 | 111 | 2,973 | 3,102 | Freehold | | |
| 9, Brookfield Road, Leamington Spa, Warwickshire CV32 7NF | CV32 7NF | CV32 7 | 09/04/2020 | 240,000 | 255,311 | N | Semi-detached | | 2 | 70 | 3,429 | 3,647 | Free | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB | CV32 7NB | CV32 7 | 27/11/2020 | 320,000 | 342,085 | N | Semi-detached | | 2 to 3 | 83 | 3,855 | 4,122 | Freehold | | |
| 13, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB | CV32 7NB | CV32 7 | 02/11/2020 | 346,000 | 369,880 | N | Semi-detached | | 3 to 4 | 108 | 3,204 | 3,425 | Freehold | | |
| 34a, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NA | CV32 7NA | CV32 7 | 18/06/2021 | 350,000 | 366,218 | N | Detached | | 3 | 109 | 3,211 | 3,360 | Freehold | | |
| 4, High Street, Cubbington, Leamington Spa, Warwickshire CV32 7LY | CV32 7LY | CV32 7 | 07/05/2021 | 326,000 | 331,380 | N | Terraced | | 2 to 3 | 96 | 3,396 | 3,452 | Freehold | | |
| 33, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW | CV32 7LW | CV32 7 | 19/02/2021 | 300,000 | 312,868 | N | Semi-detached | | 3 | 86 | 3,488 | 3,638 | Freehold | | |
| 7, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW | CV32 7LW | CV32 7 | 16/12/2020 | 160,000 | 160,243 | N | Flat | | 2 | 64 | 2,500 | 2,504 | Leasehold | | |
| 24, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 06/07/2021 | 255,000 | 266,761 | N | Semi-detached | | 2 | 54 | 4,722 | 4,940 | Freehold | | |
| 11a, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 09/11/2020 | 268,000 | 286,496 | N | Semi-detached | | 2 to 3 | 63 | 4,254 | 4,548 | Freehold | | |
| 3, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS | CV32 7LS | CV32 7 | 04/12/2020 | 435,000 | 459,420 | N | Semi-detached | | 3 | 140 | 3,107 | 3,282 | Freehold | | |
| 78, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR | CV32 7LR | CV32 7 | 06/07/2020 | 345,000 | 392,894 | N | Detached | | 3 | 61 | 5,656 | 6,441 | Freehold | | |
| 50, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR | CV32 7LR | CV32 7 | 25/10/2021 | 180,000 | 176,441 | N | Flat | | 2 | 55 | 3,273 | 3,208 | Leasehold | | |
| 12a, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP | CV32 7LP | CV32 7 | 27/08/2020 | 317,500 | 359,621 | N | Detached | | 3 | 90 | 3,528 | 3,996 | Freehold | | |
| 23, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP | CV32 7LP | CV32 7 | 05/06/2020 | 173,000 | 176,037 | N | Flat | | 2 | 59 | 2,922 | 2,973 | Leasehold | | |
| 33, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 17/04/2020 | 326,000 | 346,798 | N | Semi-detached | | 3 | 78 | 4,179 | 4,446 | Freehold | | |
| 61, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 29/01/2021 | 345,000 | 360,025 | N | Semi-detached | | 2 to 3 | 81 | 4,259 | 4,445 | Freehold | | |
| 31, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 13/03/2020 | 315,000 | 343,521 | N | Semi-detached | | 3 | 106 | 2,972 | 3,241 | Freehold | | |
| 37, Price Road, Leamington Spa, Warwickshire CV32 7LG | CV32 7LG | CV32 7 | 11/06/2021 | 385,000 | 396,586 | N | Semi-detached | | | 123 | 3,130 | 3,224 | Freehold | | |
| 59, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD | CV32 7LD | CV32 7 | 20/11/2020 | 300,500 | 321,239 | N | Semi-detached | | 3 | 94 | 3,202 | 3,423 | Freehold | | |
| 53, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD | CV32 7LD | CV32 7 | 03/12/2020 | 235,000 | 240,199 | N | Terraced | | 3 | 77 | 3,052 | 3,119 | Freehold | | |
| 10, Knightley Close, Leamington Spa, Warwickshire CV32 7LB | CV32 7LB | CV32 7 | 14/08/2020 | 292,500 | 320,571 | N | Semi-detached | | 2 to 3 | 96 | 3,047 | 3,339 | Freehold | | |
| 26, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 26/06/2020 | 248,500 | 267,666 | N | Semi-detached | | 2 to 3 | 60 | 4,142 | 4,461 | Freehold | | |
| 17, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 04/09/2020 | 250,000 | 264,956 | N | Terraced | | 2 to 3 | 69 | 3,623 | 3,840 | Freehold | | |
| 37, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 30/03/2020 | 235,000 | 250,966 | N | Terraced | | 3 | 69 | 3,406 | 3,637 | Freehold | | |
| 25, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 29/09/2021 | 287,000 | 287,184 | N | Terraced | | 3 | 81 | 3,543 | 3,545 | Freehold | | |
| 13, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA | CV32 7LA | CV32 7 | 10/01/2020 | 265,000 | 295,601 | N | Semi-detached | | 3 | 87 | 3,046 | 3,398 | Freehold | | |
| 8, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX | CV32 7JX | CV32 7 | 30/07/2021 | 225,000 | 230,451 | N | Terraced | | 2 to 3 | 46 | 4,891 | 5,010 | Freehold | | |
| 4, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX | CV32 7JX | CV32 7 | 27/03/2020 | 280,000 | 299,024 | N | Terraced | | 3 | 80 | 3,500 | 3,738 | Freehold | | |
| Manor Cottage, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT | CV32 7JT | CV32 7 | 26/02/2021 | 450,000 | 479,999 | N | Detached | | 3 | 134 | 3,358 | 3,582 | Freehold | | |
| Woodlands, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT | CV32 7JT | CV32 7 | 19/03/2021 | 630,000 | 673,304 | N | Detached | | | 266 | 2,368 | 2,531 | Freehold | | |
| 46, Broadway, Leamington Spa, Warwickshire CV32 7JS | CV32 7JS | CV32 7 | 21/05/2021 | 350,000 | 364,668 | N | Semi-detached | | 3 to 4 | 103 | 3,398 | 3,540 | Freehold | | |
| 39, Broadway, Leamington Spa, Warwickshire CV32 7JS | CV32 7JS | CV32 7 | 27/10/2021 | 286,500 | 280,847 | N | Terraced | | 3 | 116 | 2,470 | 2,421 | Freehold | | |
| 132, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JQ | CV32 7JQ | CV32 7 | 09/10/2020 | 250,000 | 263,015 | N | Terraced | | 3 to 4 | 99 | 2,525 | 2,657 | Freehold | | |
| 4, Coventry Road, Cubbington, Leamington Spa, Warwickshire CV32 7JN | CV32 7JN | CV32 7 | 25/09/2020 | 240,000 | 260,794 | N | Semi-detached | | 3 | 84 | 2,857 | 3,105 | Freehold | | |
| 223, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL | CV32 7JL | CV32 7 | 17/01/2020 | 240,000 | 262,133 | N | Terraced | | 2 to 3 | 65 | 3,692 | 4,033 | Freehold | | |
| 188, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL | CV32 7JL | CV32 7 | 22/05/2020 | 286,500 | 308,422 | N | Semi-detached | | 3 to 4 | 92 | 3,114 | 3,352 | Freehold | | |
| 149, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 17/12/2020 | 360,000 | 380,210 | N | Semi-detached | | 3 | 99 | 3,636 | 3,841 | Freehold | | |
| 191, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 19/02/2021 | 240,000 | 243,020 | N | Terraced | | 3 | 66 | 3,636 | 3,682 | Freehold | | |
| 177, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ | CV32 7JJ | CV32 7 | 09/07/2021 | 170,000 | 174,119 | N | Terraced | | 3 | 69 | 2,464 | 2,523 | Freehold | | |
| 22, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JE | CV32 7JE | CV32 7 | 01/10/2020 | 395,000 | 415,563 | N | Terraced | | 3 to 4 | 105 | 3,762 | 3,958 | Freehold | | |
| 11, South View Road, Leamington Spa, Warwickshire CV32 7JD | CV32 7JD | CV32 7 | 23/04/2021 | 325,000 | 331,593 | N | Terraced | | 3 | 121 | 2,686 | 2,740 | Leasehold | | |
| 61, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 14/07/2020 | 520,000 | 592,187 | N | Detached | | 3 to 4 | 149 | 3,490 | 3,974 | Freehold | | |
| 1, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 30/10/2020 | 245,000 | 264,744 | N | Semi-detached | | 2 to 3 | 73 | 3,356 | 3,627 | Freehold | | |
| 23, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 28/06/2021 | 390,000 | 390,735 | N | Terraced | | | 120 | 3,250 | 3,256 | Freehold | | |
| 3, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 23/04/2021 | 212,500 | 216,811 | N | Terraced | | 2 to 3 | 68 | 3,125 | 3,188 | Freehold | | |
| 24, High View Road, Leamington Spa, Warwickshire CV32 7JB | CV32 7JB | CV32 7 | 22/06/2020 | 255,000 | 269,240 | N | Terraced | | 2 to 3 | 92 | 2,772 | 2,927 | Freehold | | |
| 6, West View Road, Leamington Spa, Warwickshire CV32 7JA | CV32 7JA | CV32 7 | 03/07/2020 | 292,000 | 321,729 | N | Semi-detached | | 2 to 3 | 80 | 3,650 | 4,022 | Freehold | | |
| 3, West View Road, Leamington Spa, Warwickshire CV32 7JA | CV32 7JA | CV32 7 | 12/02/2021 | 335,000 | 349,369 | N | Semi-detached | | | 88 | 3,807 | 3,970 | Freehold | | |
| 111, Stirling Avenue, Leamington Spa, Warwickshire CV32 7HW | CV32 7HW | CV32 7 | 01/06/2020 | 324,781 | 342,918 | N | Terraced | | 3 | 99 | 3,281 | 3,464 | Freehold | | |
| 14, Roxburgh Croft, Leamington Spa, Warwickshire CV32 7HT | CV32 7HT | CV32 7 | 07/10/2020 | 241,350 | 260,800 | N | Semi-detached | | 2 | 89 | 2,712 | 2,930 | Freehold | | |
| 67, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 04/02/2020 | 665,000 | 758,952 | N | Detached | | | 163 | 4,080 | 4,656 | Freehold | | |
| 101, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 04/02/2020 | 397,000 | 439,907 | N | Semi-detached | | 3 | 112 | 3,545 | 3,928 | Freehold | | |
| 81, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ | CV32 7HQ | CV32 7 | 11/12/2020 | 505,251 | 533,615 | N | Semi-detached | | 3 to 4 | 144 | 3,509 | 3,706 | Freehold | | |
| 74, Telford Avenue, Leamington Spa, Warwickshire CV32 7HP | CV32 7HP | CV32 7 | 17/02/2021 | 562,500 | 586,627 | N | Semi-detached | | 3 | 96 | 5,859 | 6,111 | Freehold | | |
| 1a, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 17/09/2020 | 625,000 | 698,263 | N | Detached | | 3 | 92 | 6,793 | 7,590 | Freehold | | |
| 25, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 27/03/2020 | 670,170 | 751,296 | N | Detached | | | 149 | 4,498 | 5,042 | Freehold | | |
| 5, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ | CV32 7HJ | CV32 7 | 04/02/2020 | 440,000 | 487,554 | N | Semi-detached | | 3 to 4 | 142 | 3,099 | 3,433 | Freehold | | |
| 70, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH | CV32 7HH | CV32 7 | 03/02/2020 | 425,000 | 470,933 | N | Semi-detached | | 2 to 3 | 76 | 5,592 | 6,196 | Freehold | | |
| 98, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH | CV32 7HH | CV32 7 | 21/01/2021 | 790,000 | 844,434 | N | Detached | | | 180 | 4,389 | 4,691 | Freehold | | |
| 68, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF | CV32 7HF | CV32 7 | 05/02/2021 | 922,500 | 983,998 | N | Detached | | | 242 | 3,812 | 4,066 | Freehold | | |
| 38, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF | CV32 7HF | CV32 7 | 01/02/2021 | 796,000 | 849,065 | N | Detached | | | 210 | 3,790 | 4,043 | Freehold | | |
| 3, Crawford Close, Leamington Spa, Warwickshire CV32 7HA | CV32 7HA | CV32 7 | 26/10/2020 | 260,000 | 280,953 | N | Semi-detached | | 2 | 61 | 4,262 | 4,606 | Freehold | | |
| 8, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 04/03/2020 | 388,000 | 423,130 | N | Semi-detached | | 3 | 91 | 4,264 | 4,650 | Freehold | | |
| 50, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 19/03/2021 | 335,000 | 341,030 | N | Terraced | | 3 to 4 | 76 | 4,408 | 4,487 | Freehold | | |
| 52, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 01/07/2020 | 299,000 | 329,442 | N | Semi-detached | | 2 to 3 | 74 | 4,041 | 4,452 | Freehold | | |
| 60, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 27/11/2020 | 289,000 | 308,946 | N | Semi-detached | | 3 | 78 | 3,705 | 3,961 | Freehold | | |
| 20, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 12/08/2021 | 400,000 | 407,060 | N | Semi-detached | | 3 to 4 | 107 | 3,738 | 3,804 | Freehold | | |
| 24, Braemar Road, Leamington Spa, Warwickshire CV32 7EY | CV32 7EY | CV32 7 | 07/05/2021 | 378,000 | 393,841 | N | Semi-detached | | 3 to 4 | 104 | 3,635 | 3,787 | Freehold | | |
| 28, St Andrews Road, Leamington Spa, Warwickshire CV32 7EU | CV32 7EU | CV32 7 | 28/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 | 98 | 3,929 | 4,093 | Freehold | | |
| 130, Kinross Road, Leamington Spa, Warwickshire CV32 7ET | CV32 7ET | CV32 7 | 28/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 to 4 | 113 | 3,407 | 3,550 | Freehold | | |
| 32, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 22/10/2021 | 408,000 | 401,519 | N | Semi-detached | | 3 | 92 | 4,435 | 4,364 | Freehold | | |
| 26, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 05/08/2021 | 520,000 | 529,177 | N | Semi-detached | | 3 to 4 | 148 | 3,514 | 3,576 | Freehold | | |
| 12, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP | CV32 7EP | CV32 7 | 27/09/2021 | 530,500 | 533,894 | N | Semi-detached | | | 158 | 3,358 | 3,379 | Freehold | | |
| 68, Kinross Road, Leamington Spa, Warwickshire CV32 7EN | CV32 7EN | CV32 7 | 01/02/2021 | 481,000 | 501,631 | N | Semi-detached | | 3 | 77 | 6,247 | 6,515 | Freehold | | |
| 63, Kinross Road, Leamington Spa, Warwickshire CV32 7EN | CV32 7EN | CV32 7 | 27/11/2020 | 440,000 | 470,367 | N | Semi-detached | | 3 to 4 | 118 | 3,729 | 3,986 | Freehold | | |
| 23, Burns Road, Leamington Spa, Warwickshire CV32 7EL | CV32 7EL | CV32 7 | 27/01/2021 | 368,000 | 384,026 | N | Semi-detached | | 3 to 4 | 101 | 3,644 | 3,802 | Freehold | | |
| 2, Burns Road, Leamington Spa, Warwickshire CV32 7EL | CV32 7EL | CV32 7 | 01/02/2021 | 455,000 | 485,332 | N | Detached | | 3 to 4 | 129 | 3,527 | 3,762 | Freehold | | |
| 38, Highland Road, Leamington Spa, Warwickshire CV32 7EG | CV32 7EG | CV32 7 | 27/01/2021 | 460,000 | 480,033 | N | Semi-detached | | | 107 | 4,317 | 4,505 | Freehold | | |
| 53, Kinross Road, Leamington Spa, Warwickshire CV32 7EF | CV32 7EF | CV32 7 | 28/10/2021 | 425,000 | 418,249 | N | Semi-detached | | 3 | 83 | 5,120 | 5,039 | Freehold | | |
| 34, Kinross Road, Leamington Spa, Warwickshire CV32 7EF | CV32 7EF | CV32 7 | 30/01/2020 | 325,0 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Hadrian Close, Leamington Spa, Warwickshire CV32 7ED | CV32 7ED | CV32 7 | 02/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 to 4 | 96 | 3,073 | 3,321 | Freehold | | |
| 10, Cameron Close, Leamington Spa, Warwickshire CV32 7DZ | CV32 7DZ | CV32 7 | 28/06/2021 | 340,000 | 350,232 | N | Semi-detached | | 2 | 62 | 5,484 | 5,649 | Freehold | | |
| 66, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 08/04/2021 | 415,500 | 435,780 | N | Semi-detached | | 3 | 93 | 4,468 | 4,686 | Freehold | | |
| 56, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 19/03/2021 | 470,000 | 491,848 | N | Semi-detached | | 3 | 129 | 3,643 | 3,813 | Freehold | | |
| 54, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY | CV32 7DY | CV32 7 | 25/02/2021 | 505,000 | 526,660 | N | Semi-detached | | 3 to 4 | 145 | 3,483 | 3,632 | Freehold | | |
| 59, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DS | CV32 7DS | CV32 7 | 02/09/2020 | 442,513 | 480,853 | N | Semi-detached | | 3 to 4 | 131 | 3,378 | 3,671 | Freehold | | |
| 90, Lime Avenue, Leamington Spa, Warwickshire CV32 7DQ | CV32 7DQ | CV32 7 | 23/03/2021 | 510,000 | 533,707 | N | Semi-detached | | 3 to 4 | 180 | 2,833 | 2,965 | Freehold | | |
| 21, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 28/09/2020 | 354,500 | 375,707 | N | Terraced | | 3 | 80 | 4,431 | 4,696 | Freehold | | |
| 7, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 05/06/2020 | 300,000 | 323,137 | N | Semi-detached | | 2 to 3 | 72 | 4,167 | 4,488 | Freehold | | |
| 28, Keith Road, Leamington Spa, Warwickshire CV32 7DP | CV32 7DP | CV32 7 | 19/03/2021 | 325,000 | 340,108 | N | Semi-detached | | 2 to 3 | 76 | 4,276 | 4,475 | Freehold | | |
| 29, Helmsdale Road, Leamington Spa, Warwickshire CV32 7DN | CV32 7DN | CV32 7 | 31/03/2020 | 430,000 | 468,933 | N | Semi-detached | | 3 | 126 | 3,413 | 3,722 | Freehold | | |
| 32, Melton Road, Leamington Spa, Warwickshire CV32 7DL | CV32 7DL | CV32 7 | 12/01/2021 | 395,000 | 412,202 | N | Semi-detached | | 3 | 107 | 3,680 | 3,840 | Freehold | | |
| 27, Melton Road, Leamington Spa, Warwickshire CV32 7DJ | CV32 7DJ | CV32 7 | 06/09/2021 | 375,000 | 375,241 | N | Terraced | | 2 to 3 | 68 | 5,515 | 5,518 | Freehold | | |
| 76, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 07/08/2020 | 535,000 | 586,344 | N | Semi-detached | | 3 | 91 | 5,879 | 6,443 | Freehold | | |
| 66, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 15/12/2020 | 530,000 | 559,753 | N | Semi-detached | | 3 | 132 | 4,015 | 4,241 | Freehold | | |
| 80, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH | CV32 7DH | CV32 7 | 30/09/2020 | 640,000 | 695,450 | N | Semi-detached | | | 185 | 3,459 | 3,759 | Freehold | | |
| 87, Lime Avenue, Leamington Spa, Warwickshire CV32 7DG | CV32 7DG | CV32 7 | 17/07/2020 | 625,000 | 711,764 | N | Detached | | 3 to 4 | 120 | 5,208 | 5,931 | Freehold | | |
| 48, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF | CV32 7DF | CV32 7 | 24/05/2021 | 455,000 | 474,068 | N | Semi-detached | | 3 | 90 | 5,056 | 5,267 | Freehold | | |
| 36, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF | CV32 7DF | CV32 7 | 21/09/2020 | 421,500 | 458,019 | N | Semi-detached | | 3 to 4 | 103 | 4,092 | 4,447 | Freehold | | |
| 63, Lime Avenue, Leamington Spa, Warwickshire CV32 7DE | CV32 7DE | CV32 7 | 12/11/2020 | 375,000 | 400,881 | N | Semi-detached | | 3 | 81 | 4,630 | 4,949 | Freehold | | |
| 24, Lime Avenue, Leamington Spa, Warwickshire CV32 7DA | CV32 7DA | CV32 7 | 17/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 | 83 | 2,952 | 2,989 | Freehold | | |
| 12, Elan Close, Leamington Spa, Warwickshire CV32 7BX | CV32 7BX | CV32 7 | 21/06/2021 | 440,000 | 460,388 | N | Detached | | 3 | 124 | 3,548 | 3,713 | Freehold | | |
| 14, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 04/08/2020 | 325,000 | 356,190 | N | Semi-detached | | 2 to 3 | 83 | 3,916 | 4,291 | Freehold | | |
| 8, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 27/01/2021 | 350,000 | 365,242 | N | Semi-detached | | 3 | 87 | 4,023 | 4,198 | Freehold | | |
| 1, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 25/09/2020 | 312,000 | 339,032 | N | Semi-detached | | 3 | 82 | 3,805 | 4,135 | Freehold | | |
| 31, Leighton Close, Leamington Spa, Warwickshire CV32 7BW | CV32 7BW | CV32 7 | 09/03/2021 | 332,000 | 347,433 | N | Semi-detached | | 3 | 88 | 3,773 | 3,948 | Freehold | | |
| 10, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU | CV32 7BU | CV32 7 | 28/06/2021 | 236,000 | 236,445 | N | Terraced | | 2 to 3 | 63 | 3,746 | 3,753 | Freehold | | |
| 37, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU | CV32 7BU | CV32 7 | 11/01/2021 | 239,000 | 241,829 | N | Terraced | | 2 to 3 | 65 | 3,677 | 3,720 | Freehold | | |
| 9, Sherwood Walk, Leamington Spa, Warwickshire CV32 7BQ | CV32 7BQ | CV32 7 | 12/06/2020 | 227,500 | 245,046 | N | Semi-detached | | 2 | 53 | 4,276 | 4,606 | Freehold | | |
| 17, Oakridge Road, Leamington Spa, Warwickshire CV32 7BN | CV32 7BN | CV32 7 | 03/06/2021 | 340,000 | 350,232 | N | Semi-detached | | 3 | 86 | 3,953 | 4,072 | Freehold | | |
| 1, Cheviot Rise, Leamington Spa, Warwickshire CV32 7BJ | CV32 7BJ | CV32 7 | 17/01/2020 | 262,500 | 292,812 | N | Semi-detached | | 2 to 3 | 83 | 3,163 | 3,528 | Freehold | | |
| 21, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH | CV32 7BH | CV32 7 | 01/03/2021 | 368,000 | 385,106 | N | Semi-detached | | 2 to 3 | 91 | 4,044 | 4,232 | Freehold | | |
| 47, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH | CV32 7BH | CV32 7 | 29/09/2021 | 392,000 | 394,508 | N | Semi-detached | | 3 to 4 | 96 | 4,083 | 4,109 | Freehold | | |
| 7, Delamere Way, Leamington Spa, Warwickshire CV32 7BG | CV32 7BG | CV32 7 | 12/10/2020 | 285,000 | 307,968 | N | Semi-detached | | 2 to 3 | 66 | 4,318 | 4,666 | Freehold | | |
| 2a, Delamere Way, Leamington Spa, Warwickshire CV32 7BG | CV32 7BG | CV32 7 | 30/04/2020 | 277,500 | 288,758 | N | Terraced | | 2 | 90 | 3,083 | 3,208 | Freehold | | |
| 60, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BE | CV32 7BE | CV32 7 | 01/06/2021 | 275,000 | 283,276 | N | Semi-detached | | 2 to 3 | 73 | 3,767 | 3,880 | Freehold | | |
| 7, Epping Way, Leamington Spa, Warwickshire CV32 7BD | CV32 7BD | CV32 7 | 28/10/2020 | 350,000 | 378,206 | N | Semi-detached | | 2 to 3 | 95 | 3,684 | 3,981 | Freehold | | |
| 1, Exmoor Drive, Leamington Spa, Warwickshire CV32 7BB | CV32 7BB | CV32 7 | 17/02/2021 | 232,500 | 235,425 | N | Terraced | | 2 to 3 | 82 | 2,835 | 2,871 | Freehold | | |
| 21, Meadow Close, Leamington Spa, Warwickshire CV32 7AS | CV32 7AS | CV32 7 | 26/03/2021 | 387,000 | 404,990 | N | Semi-detached | | 3 | 108 | 3,583 | 3,750 | Freehold | | |
| 23, Meadow Close, Leamington Spa, Warwickshire CV32 7AS | CV32 7AS | CV32 7 | 11/12/2020 | 447,500 | 472,622 | N | Semi-detached | | | 141 | 3,174 | 3,352 | Freehold | | |
| 107, Cubbington Road, Leamington Spa, Warwickshire CV32 7AP | CV32 7AP | CV32 7 | 28/05/2021 | 390,000 | 396,436 | N | Terraced | | 3 | 87 | 4,483 | 4,557 | Freehold | | |
| 184, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ | CV32 7AJ | CV32 7 | 28/08/2020 | 640,000 | 724,904 | N | Detached | | | 170 | 3,765 | 4,264 | Freehold | | |
| 192, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ | CV32 7AJ | CV32 7 | 25/06/2021 | 480,000 | 480,905 | N | Terraced | | | 123 | 3,902 | 3,910 | Freehold | | |
| 6, The Greenways, Leamington Spa, Warwickshire CV32 7AF | CV32 7AF | CV32 7 | 18/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 3 | 106 | 3,066 | 3,158 | Freehold | | |
| 7, Inglewood Close, Leamington Spa, Warwickshire CV32 7AD | CV32 7AD | CV32 7 | 21/05/2020 | 290,000 | 319,385 | N | Detached | | 2 | 76 | 3,816 | 4,202 | Freehold | | |
| 56, Cubbington Road, Leamington Spa, Warwickshire CV32 7AB | CV32 7AB | CV32 7 | 29/06/2020 | 350,000 | 376,994 | N | Semi-detached | | 3 | 80 | 4,375 | 4,712 | Freehold | | |
| 1, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA | CV32 7AA | CV32 7 | 23/10/2020 | 584,000 | 647,230 | N | Detached | | 3 | 123 | 4,748 | 5,262 | Freehold | | |
| 37, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA | CV32 7AA | CV32 7 | 12/11/2020 | 317,500 | 339,413 | N | Semi-detached | | 3 | 99 | 3,207 | 3,428 | Freehold | | |
| | | CV32 7 Average | | | | | | | | | | 3,894 | | | |
| 1, Strachey Avenue, Leamington Spa, Warwickshire CV32 6SS | CV32 6SS | CV32 6 | 12/06/2020 | 750,000 | 830,252 | N | Detached | | | 161 | 4,658 | 5,157 | Freehold | | |
| 3, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN | CV32 6SN | CV32 6 | 09/10/2020 | 910,000 | 1,008,526 | N | Detached | | | 144 | 6,319 | 7,004 | Freehold | | |
| 2, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN | CV32 6SN | CV32 6 | 16/06/2021 | 825,000 | 863,228 | N | Detached | | | 162 | 5,093 | 5,329 | Freehold | | |
| 4, Colbourne Grove, Leamington Spa, Warwickshire CV32 6SL | CV32 6SL | CV32 6 | 31/01/2020 | 530,000 | 609,645 | N | Detached | | 3 to 4 | 116 | 4,569 | 5,256 | Freehold | | |
| 31, Lamintone Drive, Leamington Spa, Warwickshire CV32 6SJ | CV32 6SJ | CV32 6 | 07/08/2020 | 505,000 | 571,995 | N | Detached | | 3 to 4 | 147 | 3,435 | 3,891 | Freehold | | |
| 10, College Drive, Leamington Spa, Warwickshire CV32 6SG | CV32 6SG | CV32 6 | 24/09/2020 | 820,000 | 916,121 | N | Detached | | | 185 | 4,432 | 4,952 | Freehold | | |
| 155, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6RX | CV32 6RX | CV32 6 | 05/02/2021 | 575,000 | 613,332 | N | Detached | | | 121 | 4,752 | 5,069 | Freehold | | |
| 1, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU | CV32 6RU | CV32 6 | 17/01/2020 | 450,000 | 517,623 | N | Detached | | 3 | 104 | 4,327 | 4,977 | Freehold | | |
| 4, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU | CV32 6RU | CV32 6 | 04/02/2021 | 522,250 | 557,065 | N | Detached | | | 138 | 3,784 | 4,037 | Freehold | | |
| 10, Bamburgh Grove, Leamington Spa, Warwickshire CV32 6RL | CV32 6RL | CV32 6 | 04/02/2021 | 915,000 | 975,998 | N | Detached | | | 201 | 4,552 | 4,856 | Freehold | | |
| 5, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 06/03/2020 | 240,000 | 244,453 | Y | Flat | | | 56 | 4,286 | 4,365 | Leasehold | | |
| 1, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 28/02/2020 | 380,000 | 392,620 | Y | Flat | | | 91 | 4,176 | 4,315 | Leasehold | | |
| 4, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 380,000 | 387,050 | Y | Flat | | | 91 | 4,176 | 4,253 | Leasehold | | |
| 6, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 06/03/2020 | 375,000 | 381,957 | Y | Flat | | | 91 | 4,121 | 4,197 | Leasehold | | |
| 8, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 228,000 | 232,230 | Y | Flat | | | 56 | 4,071 | 4,147 | Leasehold | | |
| 9, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 361,000 | 367,697 | Y | Flat | | | 91 | 3,967 | 4,041 | Leasehold | | |
| 7, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX | CV32 6QX | CV32 6 | 31/03/2020 | 361,000 | 367,697 | Y | Flat | | | 91 | 3,967 | 4,041 | Leasehold | | |
| 9, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 10/01/2020 | 495,000 | 513,726 | Y | Flat | | | 106 | 4,670 | 4,846 | Leasehold | | |
| 6, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 30/01/2020 | 490,000 | 508,537 | Y | Flat | | | 106 | 4,623 | 4,798 | Leasehold | | |
| 3, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 25/11/2020 | 485,000 | 491,534 | Y | Flat | | | 106 | 4,575 | 4,637 | Leasehold | | |
| 5, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 28/01/2020 | 520,000 | 539,672 | Y | Flat | | | 117 | 4,444 | 4,613 | Leasehold | | |
| 7, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 31/01/2020 | 550,000 | 570,807 | Y | Flat | | | 126 | 4,365 | 4,530 | Leasehold | | |
| 1, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 28/01/2020 | 525,000 | 544,861 | Y | Flat | | | 121 | 4,339 | 4,503 | Leasehold | | |
| 4, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 31/01/2020 | 525,000 | 544,861 | Y | Flat | | | 126 | 4,167 | 4,324 | Leasehold | | |
| 2, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU | CV32 6QU | CV32 6 | 17/01/2020 | 484,950 | 503,296 | Y | Flat | | | 117 | 4,145 | 4,302 | Leasehold | | |
| 20, Cloister Crofts, Leamington Spa, Warwickshire CV32 6QQ | CV32 6QQ | CV32 6 | 09/10/2020 | 1,420,000 | 1,573,745 | N | Detached | | | 237 | 5,992 | 6,640 | Freehold | | |
| Apartment 3, The Limes, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6QF | CV32 6QF | CV32 6 | 30/10/2020 | 699,950 | 719,399 | N | Flat | | | 134 | 5,224 | 5,369 | Leasehold | | |
| 4a, Cloister Way, Leamington Spa, Warwickshire CV32 6QE | CV32 6QE | CV32 6 | 18/08/2020 | 1,050,000 | 1,189,296 | N | Detached | | | 198 | 5,303 | 6,007 | Freehold | | |
| 19, Cloister Way, Leamington Spa, Warwickshire CV32 6QE | CV32 6QE | CV32 6 | 26/02/2021 | 1,016,500 | 1,084,264 | N | Detached | | | 251 | 4,050 | 4,320 | Freehold | | |
| 37, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD | CV32 6QD | CV32 6 | 27/01/2021 | 615,000 | 657,376 | N | Detached | | 3 to 4 | 99 | 6,212 | 6,640 | Freehold | | |
| 9, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD | CV32 6QD | CV32 6 | 24/0 | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 17, Woodcote Road, Leamington Spa, Warwickshire CV32 6PZ | CV32 6PZ | CV32 6 | 21/01/2021 | 1,002,000 | 1,071,042 | N | Detached | | 3 to 4 | 184 | 5,446 | 5,821 | Freehold | | |
| 36, The Fairways, Leamington Spa, Warwickshire CV32 6PR | CV32 6PR | CV32 6 | 12/02/2020 | 580,000 | 661,943 | N | Detached | | 2 to 3 | 126 | 4,603 | 5,254 | Freehold | | |
| 54, Beverley Road, Leamington Spa, Warwickshire CV32 6PJ | CV32 6PJ | CV32 6 | 22/03/2021 | 810,000 | 865,677 | N | Detached | | 3 | 107 | 7,570 | 8,090 | Freehold | | |
| 35, Beverley Road, Leamington Spa, Warwickshire CV32 6PH | CV32 6PH | CV32 6 | 11/01/2021 | 705,000 | 753,577 | N | Detached | | 3 to 4 | 107 | 6,589 | 7,043 | Freehold | | |
| 75, Coniston Road, Leamington Spa, Warwickshire CV32 6PF | CV32 6PF | CV32 6 | 23/10/2020 | 200,000 | 205,557 | N | Flat | | 2 to 3 | 85 | 2,353 | 2,418 | Leasehold | | |
| 31, Coniston Road, Leamington Spa, Warwickshire CV32 6PE | CV32 6PE | CV32 6 | 17/08/2020 | 190,000 | 196,328 | N | Flat | | 2 to 3 | 62 | 3,065 | 3,167 | Leasehold | | |
| 11, Coniston Road, Leamington Spa, Warwickshire CV32 6PE | CV32 6PE | CV32 6 | 08/04/2020 | 187,000 | 187,127 | N | Flat | | 2 to 3 | 65 | 2,877 | 2,879 | Leasehold | | |
| Flat 13, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 15/12/2020 | 247,000 | 247,376 | N | Flat | | 2 | 66 | 3,742 | 3,748 | Leasehold | | |
| Flat 5, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 12/03/2021 | 212,500 | 214,025 | N | Flat | | 2 | 76 | 2,796 | 2,816 | Leasehold | | |
| Flat 34, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB | CV32 6PB | CV32 6 | 30/10/2020 | 196,000 | 201,446 | N | Flat | | 2 | 74 | 2,649 | 2,722 | Leasehold | | |
| 8, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ | CV32 6NZ | CV32 6 | 23/10/2020 | 750,000 | 831,203 | N | Detached | | | 162 | 4,630 | 5,131 | Freehold | | |
| 4, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ | CV32 6NZ | CV32 6 | 06/03/2020 | 518,000 | 580,706 | N | Detached | | | 134 | 3,866 | 4,334 | Freehold | | |
| 23, Borrowdale Drive, Leamington Spa, Warwickshire CV32 6NY | CV32 6NY | CV32 6 | 03/11/2020 | 530,000 | 580,684 | N | Detached | | 3 to 4 | 121 | 4,380 | 4,799 | Freehold | | |
| 4, Belmont Mews, Leamington Spa, Warwickshire CV32 6NU | CV32 6NU | CV32 6 | 20/05/2020 | 230,000 | 243,113 | N | Terraced | | 2 | 60 | 3,833 | 4,052 | Freehold | | |
| 1, Ravensdale Avenue, Leamington Spa, Warwickshire CV32 6NQ | CV32 6NQ | CV32 6 | 25/01/2021 | 325,000 | 339,154 | N | Semi-detached | | 3 | 92 | 3,533 | 3,686 | Freehold | | |
| 1, Mosspaul Close, Leamington Spa, Warwickshire CV32 6NP | CV32 6NP | CV32 6 | 28/05/2021 | 515,000 | 545,315 | N | Detached | | 3 to 4 | 104 | 4,952 | 5,243 | Freehold | | |
| 4, Risdale Close, Leamington Spa, Warwickshire CV32 6NN | CV32 6NN | CV32 6 | 04/05/2021 | 555,000 | 587,670 | N | Detached | | 3 | 127 | 4,370 | 4,627 | Freehold | | |
| 10, Ullswater Avenue, Leamington Spa, Warwickshire CV32 6NH | CV32 6NH | CV32 6 | 14/12/2020 | 322,000 | 340,076 | N | Semi-detached | | 2 to 3 | 74 | 4,351 | 4,596 | Freehold | | |
| 11, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF | CV32 6NF | CV32 6 | 29/10/2020 | 370,000 | 389,262 | N | Terraced | | 2 to 3 | 78 | 4,744 | 4,991 | Freehold | | |
| 7, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF | CV32 6NF | CV32 6 | 17/02/2021 | 430,000 | 448,443 | N | Semi-detached | | 3 to 4 | 119 | 3,613 | 3,768 | Freehold | | |
| 2, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE | CV32 6NE | CV32 6 | 28/06/2021 | 365,000 | 381,913 | N | Detached | | 2 to 3 | 82 | 4,451 | 4,657 | Freehold | | |
| 5, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE | CV32 6NE | CV32 6 | 29/07/2021 | 300,000 | 313,836 | N | Semi-detached | | 2 to 3 | 74 | 4,054 | 4,241 | Freehold | | |
| 3, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 01/07/2020 | 333,145 | 359,437 | N | Terraced | | 3 | 90 | 3,702 | 3,994 | Freehold | | |
| 11, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 08/04/2020 | 295,000 | 306,968 | N | Terraced | | 2 to 3 | 78 | 3,782 | 3,935 | Freehold | | |
| 1, Keswick Green, Leamington Spa, Warwickshire CV32 6NA | CV32 6NA | CV32 6 | 06/11/2020 | 350,000 | 363,072 | N | Terraced | | 2 to 3 | 99 | 3,535 | 3,667 | Freehold | | |
| 7, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ | CV32 6LZ | CV32 6 | 13/03/2020 | 176,500 | 179,774 | N | Flat | | 2 | 49 | 3,602 | 3,669 | Leasehold | | |
| 9, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ | CV32 6LZ | CV32 6 | 28/09/2021 | 163,000 | 161,957 | N | Flat | | 2 | 53 | 3,075 | 3,056 | Leasehold | | |
| 14, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 21/08/2020 | 215,000 | 222,161 | N | Flat | | 1 | 42 | 5,119 | 5,290 | Freehold | | |
| Flat 1, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 16/04/2021 | 277,500 | 280,126 | N | Flat | | 2 | 72 | 3,854 | 3,891 | Leasehold | | |
| 10, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 15/04/2021 | 340,000 | 343,217 | N | Flat | | 2 to 3 | 92 | 3,696 | 3,731 | Leasehold | | |
| 8, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 19/06/2020 | 322,500 | 328,161 | N | Flat | | 2 to 3 | 92 | 3,505 | 3,567 | Leasehold | | |
| Flat 10, Chestnut Court, 4, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 24/03/2021 | 182,500 | 183,810 | N | Flat | | 2 | 55 | 3,318 | 3,342 | Leasehold | | |
| Flat 6, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY | CV32 6LY | CV32 6 | 23/04/2021 | 256,000 | 258,422 | N | Flat | | 2 | 86 | 2,977 | 3,005 | Leasehold | | |
| 4, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX | CV32 6LX | CV32 6 | 11/09/2020 | 345,000 | 385,441 | N | Detached | | 2 | 73 | 4,726 | 5,280 | Freehold | | |
| 5, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX | CV32 6LX | CV32 6 | 15/02/2021 | 370,000 | 394,666 | N | Detached | | 2 | 91 | 4,066 | 4,337 | Freehold | | |
| 118, Lillington Road, Leamington Spa, Warwickshire CV32 6LW | CV32 6LW | CV32 6 | 15/06/2021 | 935,250 | 978,587 | N | Detached | | | 165 | 5,668 | 5,931 | Freehold | | |
| 100a, Lillington Road, Leamington Spa, Warwickshire CV32 6LW | CV32 6LW | CV32 6 | 18/09/2020 | 982,500 | 1,097,669 | N | Detached | | | 261 | 3,764 | 4,206 | Freehold | | |
| 1, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS | CV32 6LS | CV32 6 | 30/11/2020 | 665,000 | 728,594 | N | Detached | | 3 to 4 | 150 | 4,433 | 4,857 | Freehold | | |
| 3, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS | CV32 6LS | CV32 6 | 21/05/2021 | 565,000 | 598,259 | N | Detached | | | 148 | 3,818 | 4,042 | Freehold | | |
| 29, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR | CV32 6LR | CV32 6 | 26/02/2020 | 625,000 | 713,301 | N | Detached | | 3 to 4 | 112 | 5,580 | 6,369 | Freehold | | |
| 1, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR | CV32 6LR | CV32 6 | 14/02/2020 | 900,000 | 1,027,154 | N | Detached | | | 191 | 4,710 | 5,375 | Freehold | | |
| 140, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 16/04/2021 | 650,000 | 694,563 | N | Detached | | 3 | 108 | 6,019 | 6,431 | Freehold | | |
| 166, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 25/11/2020 | 735,000 | 805,288 | N | Detached | | | 166 | 4,428 | 4,851 | Freehold | | |
| 164, Lillington Road, Leamington Spa, Warwickshire CV32 6LN | CV32 6LN | CV32 6 | 31/03/2021 | 795,000 | 849,646 | N | Detached | | | 177 | 4,492 | 4,800 | Freehold | | |
| Flat 2, 75a, Lillington Road, Leamington Spa, Warwickshire CV32 6LJ | CV32 6LJ | CV32 6 | 25/03/2021 | 195,000 | 196,400 | N | Flat | | 2 | 67 | 2,910 | 2,931 | Leasehold | | |
| 6, Garway Close, Leamington Spa, Warwickshire CV32 6LH | CV32 6LH | CV32 6 | 11/12/2020 | 685,000 | 723,454 | N | Semi-detached | | | 171 | 4,006 | 4,231 | Freehold | | |
| 43, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 01/09/2020 | 255,000 | 270,255 | N | Terraced | | | 56 | 4,554 | 4,826 | Freehold | | |
| 36, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 16/06/2021 | 500,000 | 523,169 | N | Detached | | | 111 | 4,505 | 4,713 | Freehold | | |
| 31, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 10/02/2021 | 567,000 | 604,799 | N | Detached | | 3 | 139 | 4,079 | 4,351 | Freehold | | |
| 71, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 18/11/2020 | 615,000 | 637,969 | N | Terraced | | | 174 | 3,534 | 3,666 | Freehold | | |
| 1, Park Road, Leamington Spa, Warwickshire CV32 6LG | CV32 6LG | CV32 6 | 09/04/2021 | 680,000 | 713,191 | N | Semi-detached | | | 222 | 3,063 | 3,213 | Freehold | | |
| 84, Lillington Road, Leamington Spa, Warwickshire CV32 6LE | CV32 6LE | CV32 6 | 10/08/2020 | 610,000 | 690,924 | N | Detached | | 3 to 4 | 138 | 4,420 | 5,007 | Freehold | | |
| Apartment 4, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD | CV32 6LD | CV32 6 | 10/08/2020 | 350,000 | 361,657 | N | Flat | | 2 to 3 | 95 | 3,684 | 3,807 | Leasehold | | |
| Apartment 3, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD | CV32 6LD | CV32 6 | 10/09/2020 | 255,000 | 262,275 | N | Flat | | 2 | 97 | 2,642 | 2,718 | Leasehold | | |
| Flat 7, Warren Court, Warren Close, Leamington Spa, Warwickshire CV32 6LB | CV32 6LB | CV32 6 | 28/08/2020 | 230,000 | 237,660 | N | Flat | | 2 | 64 | 3,594 | 3,713 | Leasehold | | |
| 48, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 22/02/2021 | 607,500 | 647,999 | N | Detached | | 3 | 115 | 5,283 | 5,635 | Freehold | | |
| 38, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 30/09/2020 | 590,000 | 659,160 | N | Detached | | 3 to 4 | 121 | 4,880 | 5,452 | Freehold | | |
| 34, Warren Close, Leamington Spa, Warwickshire CV32 6LA | CV32 6LA | CV32 6 | 07/01/2020 | 727,500 | 836,824 | N | Detached | | | 170 | 4,279 | 4,922 | Freehold | | |
| 66, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX | CV32 6JX | CV32 6 | 21/02/2020 | 371,000 | 411,097 | N | Semi-detached | | 3 | 151 | 2,457 | 2,722 | Freehold | | |
| Ladbroke, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 15/06/2021 | 396,000 | 394,167 | N | Flat | | 2 | 75 | 5,280 | 5,256 | Leasehold | | |
| Basement Flat, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 01/06/2021 | 396,000 | 394,167 | N | Flat | | 2 | 75 | 5,280 | 5,256 | Leasehold | | |
| 50a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 13/11/2020 | 550,000 | 602,596 | N | Detached | | | 140 | 3,929 | 4,304 | Freehold | | |
| Astley, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 30/01/2020 | 270,500 | 280,733 | N | Flat | | 2 | 72 | 3,757 | 3,899 | Leasehold | | |
| Thurlaston, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW | CV32 6JW | CV32 6 | 23/06/2021 | 241,000 | 239,884 | N | Flat | | 2 | 75 | 3,213 | 3,198 | Leasehold | | |
| 32, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP | CV32 6JP | CV32 6 | 14/02/2020 | 280,000 | 310,262 | N | Semi-detached | | 2 to 3 | 61 | 4,590 | 5,086 | Freehold | | |
| 9, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP | CV32 6JP | CV32 6 | 24/03/2021 | 185,000 | 186,328 | N | Flat | | 2 | 55 | 3,364 | 3,388 | Leasehold | | |
| Flat 5, Rafor House, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 30/04/2021 | 269,950 | 272,504 | N | Flat | | 2 to 3 | 82 | 3,292 | 3,323 | Leasehold | | |
| Flat 4, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 21/02/2020 | 185,000 | 191,144 | N | Flat | | 2 | 58 | 3,190 | 3,296 | Leasehold | | |
| Flat 6, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ | CV32 6JJ | CV32 6 | 13/03/2020 | 197,000 | 200,655 | N | Flat | | 2 | 69 | 2,861 | 2,914 | Leasehold | | |
| Apartment 2, Victoria Court, 31, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG | CV32 6JG | CV32 6 | 28/04/2020 | 600,000 | 600,406 | N | Flat | | | 130 | 4,615 | 4,619 | Leasehold | | |
| 45, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG | CV32 6JG | CV32 6 | 21/01/2021 | 1,270,000 | 1,357,508 | N | Detached | | | 490 | 2,592 | 2,770 | Freehold | | |
| 27a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 24/07/2020 | 604,000 | 687,848 | N | Detached | | | 194 | 3,113 | 3,546 | Freehold | | |
| Flat 3, Buckingham Lodge, 23, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 26/01/2021 | 285,000 | 282,916 | N | Flat | | 2 to 3 | 85 | 3,353 | 3,328 | Leasehold | | |
| Flat 3, Orchard Court, 27, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD | CV32 6JD | CV32 6 | 03/08/2021 | 174,000 | 173,740 | N | Flat | | 2 | 66 | 2,636 | 2,632 | Leasehold | | |
| Flat 9, Concord House, 18, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JB | CV32 6JB | CV32 6 | 18/09/2020 | 220,000 | 226,277 | N | Flat | | 2 | 68 | 3,235 | 3,328 | Leasehold | | |
| Flat 17, Cleveland Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JA | CV32 6JA | CV32 6 | 05/02/2021 | 210,000 | 209,487 | N | Flat | | 2 | 87 | 2,414 | 2,408 | Leasehold | | |
| 9, Fryer Avenue, Leamington Spa, Warwickshire CV32 6HY | CV32 6HY | CV32 6 | 18/12/2020 | 878,000 | 950,684 | N | Detached | | | 200 | 4,390 | 4,753 | Freehold | | |
| 9, Burman Close, Leamington Spa, Warwickshire CV32 6HU | CV32 6HU | CV32 6 | 17/12/2020 | 495,000 | 535,978 | N | Detached | | | 154 | 3,214 | 3,480 | Freehold | | |
| | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 8, Eaton Close, Leamington Spa, Warwickshire CV32 6HR | CV32 6HR | CV32 6 | 02/11/2020 | 610,000 | 668,334 | N | Detached | | | 170 | 3,588 | 3,931 | Freehold | | |
| Flat 118, Northumberland Court, Northumberland Road, Leamington Spa, Warwickshire CV32 6HN | CV32 6HN | CV32 6 | 03/06/2020 | 253,000 | 257,441 | N | Flat | | 2 | 92 | 2,750 | 2,798 | Leasehold | | |
| 39, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF | CV32 6HF | CV32 6 | 12/03/2020 | 1,260,000 | 1,412,527 | N | Detached | | | 243 | 5,185 | 5,813 | Freehold | | |
| 65, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF | CV32 6HF | CV32 6 | 29/05/2020 | 810,000 | 871,979 | N | Semi-detached | | | 166 | 4,880 | 5,253 | Freehold | | |
| 15, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE | CV32 6HE | CV32 6 | 10/02/2021 | 950,000 | 1,013,331 | N | Detached | | 3 to 4 | 226 | 4,204 | 4,484 | Freehold | | |
| 3, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE | CV32 6HE | CV32 6 | 22/03/2021 | 1,223,000 | 1,279,851 | N | Semi-detached | | | 309 | 3,958 | 4,142 | Freehold | | |
| 6, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA | CV32 6HA | CV32 6 | 17/09/2020 | 1,115,000 | 1,211,605 | N | Semi-detached | | | 241 | 4,625 | 5,026 | Freehold | | |
| 2, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA | CV32 6HA | CV32 6 | 30/06/2021 | 850,000 | 875,580 | N | Semi-detached | | | 175 | 4,857 | 5,003 | Freehold | | |
| 20, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ | CV32 6EZ | CV32 6 | 25/03/2021 | 450,000 | 470,918 | N | Semi-detached | | 3 | 91 | 4,945 | 5,175 | Freehold | | |
| 28, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ | CV32 6EZ | CV32 6 | 29/06/2020 | 730,000 | 808,112 | N | Detached | | | 164 | 4,451 | 4,928 | Freehold | | |
| 15, Freemans Close, Leamington Spa, Warwickshire CV32 6EY | CV32 6EY | CV32 6 | 07/02/2020 | 481,000 | 548,957 | N | Detached | | 3 | 101 | 4,762 | 5,435 | Freehold | | |
| 9, Freemans Close, Leamington Spa, Warwickshire CV32 6EY | CV32 6EY | CV32 6 | 25/02/2021 | 550,000 | 573,591 | N | Semi-detached | | | 134 | 4,104 | 4,281 | Freehold | | |
| 35, Gaveston Road, Leamington Spa, Warwickshire CV32 6EX | CV32 6EX | CV32 6 | 26/06/2020 | 675,000 | 712,695 | N | Terraced | | | 95 | 7,105 | 7,502 | Freehold | | |
| 32, Gaveston Road, Leamington Spa, Warwickshire CV32 6EU | CV32 6EU | CV32 6 | 01/12/2020 | 785,000 | 802,368 | N | Terraced | | | 179 | 4,385 | 4,483 | Freehold | | |
| 61, Greatheed Road, Leamington Spa, Warwickshire CV32 6ET | CV32 6ET | CV32 6 | 28/06/2021 | 670,000 | 671,263 | N | Terraced | | 3 to 4 | 126 | 5,317 | 5,327 | Freehold | | |
| 70, Greatheed Road, Leamington Spa, Warwickshire CV32 6ET | CV32 6ET | CV32 6 | 25/06/2021 | 700,000 | 732,436 | N | Detached | | | 169 | 4,142 | 4,334 | Freehold | | |
| The Hollies, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 05/10/2020 | 357,500 | 376,111 | N | Terraced | | 2 to 3 | 81 | 4,414 | 4,643 | Freehold | | |
| 11, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 03/03/2020 | 185,000 | 188,432 | N | Flat | | 2 to 3 | 73 | 2,534 | 2,581 | Leasehold | | |
| 2, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN | CV32 6EN | CV32 6 | 07/02/2020 | 185,600 | 191,764 | N | Flat | | 2 to 3 | 78 | 2,379 | 2,459 | Leasehold | | |
| 91, Acacia Road, Leamington Spa, Warwickshire CV32 6EG | CV32 6EG | CV32 6 | 26/03/2021 | 180,000 | 181,292 | N | Flat | | 3 | 64 | 2,813 | 2,833 | Leasehold | | |
| 31, Acacia Road, Leamington Spa, Warwickshire CV32 6EF | CV32 6EF | CV32 6 | 28/09/2021 | 695,144 | 695,590 | N | Terraced | | 3 to 4 | 142 | 4,895 | 4,899 | Freehold | | |
| 11, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE | CV32 6EE | CV32 6 | 11/12/2020 | 360,000 | 367,965 | N | Terraced | | 2 to 3 | 74 | 4,865 | 4,973 | Freehold | | |
| 27, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE | CV32 6EE | CV32 6 | 02/09/2020 | 380,000 | 402,733 | N | Terraced | | 3 | 93 | 4,086 | 4,330 | Freehold | | |
| 4, The Spinney, Leamington Spa, Warwickshire CV32 6ED | CV32 6ED | CV32 6 | 16/09/2020 | 302,500 | 320,596 | N | Terraced | | 3 to 4 | 101 | 2,995 | 3,174 | Freehold | | |
| 249, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 18/06/2021 | 420,000 | 432,639 | N | Semi-detached | | 3 to 4 | 109 | 3,853 | 3,969 | Freehold | | |
| 259, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 24/02/2020 | 429,000 | 465,014 | N | Terraced | | | 125 | 3,432 | 3,720 | Freehold | | |
| 251, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 19/03/2021 | 440,000 | 447,921 | N | Terraced | | | 121 | 3,636 | 3,702 | Freehold | | |
| Flat 1, 275, Rugby Road, Leamington Spa, Warwickshire CV32 6EB | CV32 6EB | CV32 6 | 23/03/2020 | 289,000 | 294,362 | N | Flat | | 2 to 3 | 93 | 3,108 | 3,165 | Leasehold | | |
| 8, Westgrove Terrace, Leamington Spa, Warwickshire CV32 6EA | CV32 6EA | CV32 6 | 05/01/2021 | 387,500 | 404,375 | N | Semi-detached | | 3 | 99 | 3,914 | 4,085 | Freehold | | |
| Flat 1, 243, Rugby Road, Leamington Spa, Warwickshire CV32 6DY | CV32 6DY | CV32 6 | 18/12/2020 | 220,000 | 220,335 | N | Flat | | 2 | 57 | 3,872 | 3,878 | Leasehold | | |
| Flat 4, Cliffe Court, Rugby Road, Leamington Spa, Warwickshire CV32 6DW | CV32 6DW | CV32 6 | 01/04/2021 | 154,000 | 155,457 | N | Flat | | 1 | 42 | 3,667 | 3,701 | Leasehold | | |
| 198, Rugby Road, Leamington Spa, Warwickshire CV32 6DU | CV32 6DU | CV32 6 | 27/11/2020 | 750,000 | 778,010 | N | Terraced | | | 251 | 2,988 | 3,100 | Freehold | | |
| 175, Rugby Road, Leamington Spa, Warwickshire CV32 6DR | CV32 6DR | CV32 6 | 09/02/2021 | 560,000 | 567,046 | N | Terraced | | | 174 | 3,218 | 3,259 | Freehold | | |
| 2, The Old Stone Yard, 74, Rugby Road, Leamington Spa, Warwickshire CV32 6DQ | CV32 6DQ | CV32 6 | 09/02/2021 | 335,000 | 334,182 | N | Flat | | 2 to 3 | 80 | 4,202 | 4,191 | Leasehold | | |
| 171, Rugby Road, Leamington Spa, Warwickshire CV32 6DP | CV32 6DP | CV32 6 | 15/12/2020 | 622,500 | 636,273 | N | Terraced | | | 155 | 4,016 | 4,105 | Freehold | | |
| 6, St Marks Road, Leamington Spa, Warwickshire CV32 6DL | CV32 6DL | CV32 6 | 25/08/2021 | 1,080,000 | 1,083,305 | N | Terraced | | | 232 | 4,648 | 4,662 | Freehold | | |
| 147, Rugby Road, Leamington Spa, Warwickshire CV32 6DJ | CV32 6DJ | CV32 6 | 17/02/2020 | 815,000 | 883,417 | N | Terraced | | | 207 | 3,937 | 4,268 | Freehold | | |
| 117, Rugby Road, Leamington Spa, Warwickshire CV32 6DH | CV32 6DH | CV32 6 | 04/11/2020 | 580,000 | 601,661 | N | Terraced | | 3 to 4 | 134 | 4,328 | 4,490 | Freehold | | |
| 121, Rugby Road, Leamington Spa, Warwickshire CV32 6DH | CV32 6DH | CV32 6 | 26/05/2020 | 270,000 | 285,394 | N | Terraced | | 2 to 3 | 112 | 2,411 | 2,548 | Freehold | | |
| 50, Rugby Road, Leamington Spa, Warwickshire CV32 6DG | CV32 6DG | CV32 6 | 03/07/2020 | 690,000 | 744,455 | N | Terraced | | | 163 | 4,233 | 4,567 | Freehold | | |
| 65, Rugby Road, Leamington Spa, Warwickshire CV32 6DF | CV32 6DF | CV32 6 | 10/08/2020 | 235,000 | 251,238 | N | Terraced | | 2 | 49 | 4,796 | 5,127 | Freehold | | |
| 31, Stephenson Close, Leamington Spa, Warwickshire CV32 6BS | CV32 6BS | CV32 6 | 05/02/2021 | 500,000 | 533,332 | N | Detached | | | 120 | 4,167 | 4,444 | Freehold | | |
| 1, St Albans Close, Leamington Spa, Warwickshire CV32 6BP | CV32 6BP | CV32 6 | 21/01/2021 | 570,000 | 609,275 | N | Detached | | 3 to 4 | 120 | 4,750 | 5,077 | Freehold | | |
| 7, St Albans Close, Leamington Spa, Warwickshire CV32 6BP | CV32 6BP | CV32 6 | 29/07/2020 | 435,000 | 495,388 | N | Detached | | 3 to 4 | 112 | 3,884 | 4,423 | Freehold | | |
| 21, Kingland Drive, Leamington Spa, Warwickshire CV32 6BL | CV32 6BL | CV32 6 | 20/05/2021 | 464,000 | 491,313 | N | Detached | | | 117 | 3,966 | 4,199 | Freehold | | |
| 21, Riversleigh Road, Leamington Spa, Warwickshire CV32 6BG | CV32 6BG | CV32 6 | 01/04/2021 | 415,000 | 443,452 | N | Detached | | 3 | 97 | 4,270 | 4,562 | Freehold | | |
| 12, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 19/03/2021 | 355,000 | 371,502 | N | Semi-detached | | 2 to 3 | 90 | 3,944 | 4,128 | Freehold | | |
| 4, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 07/04/2021 | 350,000 | 367,083 | N | Semi-detached | | 3 | 103 | 3,398 | 3,564 | Freehold | | |
| 18, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 01/04/2021 | 315,000 | 321,390 | N | Terraced | | 2 to 3 | 102 | 3,088 | 3,151 | Freehold | | |
| 22, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE | CV32 6BE | CV32 6 | 29/06/2021 | 283,500 | 284,034 | N | Terraced | | 2 to 3 | 113 | 2,509 | 2,514 | Freehold | | |
| 16, Albert Street, Leamington Spa, Warwickshire CV32 6BB | CV32 6BB | CV32 6 | 11/01/2021 | 320,000 | 342,049 | N | Detached | | 3 | 76 | 4,197 | 4,486 | Freehold | | |
| 21, Albert Street, Leamington Spa, Warwickshire CV32 6BB | CV32 6BB | CV32 6 | 04/12/2020 | 210,000 | 221,789 | N | Semi-detached | | 3 to 4 | 95 | 2,211 | 2,335 | Freehold | | |
| 23, Old Milverton Road, Leamington Spa, Warwickshire CV32 6BA | CV32 6BA | CV32 6 | 26/03/2021 | 338,000 | 344,084 | N | Terraced | | 3 | 79 | 4,278 | 4,356 | Freehold | | |
| 7, Rock Mill, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AZ | CV32 6AZ | CV32 6 | 05/02/2021 | 457,000 | 455,885 | N | Flat | | 2 to 3 | 115 | 3,974 | 3,964 | Leasehold | | |
| 21, Edward Street, Leamington Spa, Warwickshire CV32 6AX | CV32 6AX | CV32 6 | 09/04/2021 | 272,000 | 277,518 | N | Terraced | | 2 to 3 | 85 | 3,200 | 3,265 | Freehold | | |
| 36, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 04/12/2020 | 326,679 | 345,018 | N | Semi-detached | | 3 | 79 | 4,135 | 4,367 | Freehold | | |
| 38, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 12/10/2020 | 342,500 | 370,101 | N | Semi-detached | | 2 to 3 | 88 | 3,892 | 4,206 | Freehold | | |
| 18, Quarry Street, Leamington Spa, Warwickshire CV32 6AU | CV32 6AU | CV32 6 | 13/02/2020 | 267,500 | 296,411 | N | Semi-detached | | 3 to 4 | 83 | 3,223 | 3,571 | Freehold | | |
| 61, Quarry Street, Leamington Spa, Warwickshire CV32 6AS | CV32 6AS | CV32 6 | 11/02/2021 | 332,500 | 346,762 | N | Semi-detached | | 3 | 79 | 4,209 | 4,389 | Freehold | | |
| 21, Quarry Street, Leamington Spa, Warwickshire CV32 6AS | CV32 6AS | CV32 6 | 08/10/2021 | 388,500 | 380,834 | N | Terraced | | 2 to 3 | 93 | 4,177 | 4,095 | Freehold | | |
| 99, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ | CV32 6AQ | CV32 6 | 18/12/2020 | 492,500 | 520,148 | N | Semi-detached | | 2 to 3 | 95 | 5,184 | 5,475 | Freehold | | |
| 103, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ | CV32 6AQ | CV32 6 | 20/11/2020 | 380,000 | 406,226 | N | Semi-detached | | 3 | 88 | 4,318 | 4,616 | Freehold | | |
| 11, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP | CV32 6AP | CV32 6 | 27/04/2021 | 525,000 | 535,650 | N | Terraced | | 2 to 3 | 124 | 4,237 | 4,323 | Freehold | | |
| 5, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP | CV32 6AP | CV32 6 | 19/03/2021 | 520,000 | 555,743 | N | Detached | | 3 | 135 | 3,852 | 4,117 | Freehold | | |
| 11, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL | CV32 6AL | CV32 6 | 21/08/2020 | 285,000 | 322,809 | N | Detached | | 2 to 3 | 86 | 3,314 | 3,754 | Freehold | | |
| 9, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL | CV32 6AL | CV32 6 | 05/02/2021 | 255,000 | 258,209 | N | Terraced | | 2 to 3 | 86 | 2,965 | 3,002 | Freehold | | |
| 33, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AG | CV32 6AG | CV32 6 | 01/12/2020 | 335,000 | 353,806 | N | Semi-detached | | | 135 | 2,481 | 2,621 | Freehold | | |
| 34, Princes Drive, Leamington Spa, Warwickshire CV32 6AF | CV32 6AF | CV32 6 | 23/10/2020 | 335,000 | 361,997 | N | Semi-detached | | 3 | 96 | 3,490 | 3,771 | Freehold | | |
| 46, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 12/03/2021 | 896,000 | 957,588 | N | Detached | | | 153 | 5,856 | 6,259 | Freehold | | |
| Flat 2, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 15/02/2021 | 190,000 | 189,536 | N | Flat | | 1 | 51 | 3,725 | 3,716 | Leasehold | | |
| Flat 4, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA | CV32 6AA | CV32 6 | 23/04/2021 | 235,000 | 237,224 | N | Flat | | 2 | 96 | 2,448 | 2,471 | Leasehold | | |
| | | CV32 6 Average | | | | | | | | | | 4,299 | | | |
| 35c, Lillington Road, Leamington Spa, Warwickshire CV32 5YS | CV32 5YS | CV32 5 | 12/06/2020 | 495,000 | 522,643 | N | Terraced | | | 126 | 3,929 | 4,148 | Freehold | | |
| 9, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 27/03/2020 | 330,000 | 352,421 | N | Terraced | | 2 | 73 | 4,517 | 4,824 | Freehold | | |
| 14, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 16/09/2020 | 300,000 | 317,947 | N | Terraced | | 2 | 78 | 3,846 | 4,076 | Freehold | | |
| 28, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 26/03/2021 | 325,000 | 330,850 | N | Terraced | | 2 to 3 | 84 | 3,869 | 3,939 | Freehold | | |
| 18, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 06/05/2021 | 295,000 | 299,868 | N | Terraced | | 2 to 3 | 81 | 3,624 | 3,684 | Freehold | | |
| 32, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ | CV32 5YQ | CV32 5 | 28/08/2020 | 300,000 | 320,729 | N | Terraced | | 3 | 109 | 2,752 | 2,942 | Freehold | | |
| 24, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 17/09/2020 | 385,000 | 408,032 | N | Terraced | | 2 | 77 | 5,000 | 5,299 | Freehold | | |
| 25, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 04/09/2020 | 388, | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 35, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 17/07/2020 | 350,000 | 377,622 | N | Terraced | | 3 | 89 | 3,933 | 4,243 | Freehold | | |
| 4, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 15/03/2021 | 359,950 | 384,692 | N | Detached | | 2 to 3 | 92 | 3,913 | 4,181 | Freehold | | |
| 10, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 22/01/2021 | 340,000 | 344,024 | N | Terraced | | 2 to 3 | 86 | 3,953 | 4,000 | Freehold | | |
| 7, Villiers Street, Leamington Spa, Warwickshire CV32 5YH | CV32 5YH | CV32 5 | 20/08/2021 | 250,000 | 250,765 | N | Terraced | | 2 | 81 | 3,086 | 3,096 | Freehold | | |
| 10, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 16/09/2020 | 300,000 | 317,947 | N | Terraced | | 2 to 3 | 68 | 4,412 | 4,676 | Freehold | | |
| 4, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 16/02/2021 | 314,000 | 317,951 | N | Terraced | | 2 | 71 | 4,423 | 4,478 | Freehold | | |
| 19, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 28/08/2020 | 300,000 | 328,791 | N | Semi-detached | | 2 to 3 | 74 | 4,054 | 4,443 | Freehold | | |
| 23, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 06/11/2020 | 380,000 | 394,192 | N | Terraced | | 3 | 92 | 4,130 | 4,285 | Freehold | | |
| 24, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG | CV32 5YG | CV32 5 | 23/03/2021 | 345,000 | 351,210 | N | Terraced | | 2 to 3 | 144 | 2,396 | 2,439 | Freehold | | |
| 60, Villiers Street, Leamington Spa, Warwickshire CV32 5YF | CV32 5YF | CV32 5 | 08/10/2020 | 324,995 | 351,186 | N | Semi-detached | | 3 | 93 | 3,495 | 3,776 | Freehold | | |
| 46, Villiers Street, Leamington Spa, Warwickshire CV32 5YF | CV32 5YF | CV32 5 | 24/03/2021 | 525,000 | 549,405 | N | Semi-detached | | | 147 | 3,571 | 3,737 | Freehold | | |
| 122, Villiers Street, Leamington Spa, Warwickshire CV32 5YE | CV32 5YE | CV32 5 | 10/03/2020 | 305,000 | 325,722 | N | Terraced | | 3 | 89 | 3,427 | 3,660 | Freehold | | |
| 3, Sheepcote Close, Leamington Spa, Warwickshire CV32 5YD | CV32 5YD | CV32 5 | 03/07/2020 | 400,000 | 440,725 | N | Semi-detached | | 3 | 104 | 3,846 | 4,238 | Freehold | | |
| 7, North Villiers Street, Leamington Spa, Warwickshire CV32 5XZ | CV32 5XZ | CV32 5 | 25/03/2020 | 346,000 | 369,508 | N | Terraced | | 2 | 82 | 4,220 | 4,506 | Freehold | | |
| 40, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 26/03/2021 | 338,000 | 344,084 | N | Terraced | | 2 to 3 | 82 | 4,122 | 4,196 | Freehold | | |
| 35, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 09/10/2020 | 310,000 | 334,982 | N | Semi-detached | | 2 to 3 | 81 | 3,827 | 4,136 | Freehold | | |
| 32, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY | CV32 5XY | CV32 5 | 20/03/2020 | 300,000 | 320,383 | N | Terraced | | 2 | 82 | 3,645 | 3,893 | Freehold | | |
| 31, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 03/03/2021 | 513,400 | 522,642 | N | Terraced | | 3 | 107 | 4,798 | 4,885 | Freehold | | |
| 17, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 27/11/2020 | 486,000 | 504,151 | N | Terraced | | 3 to 4 | 104 | 4,673 | 4,848 | Freehold | | |
| 11, Granville Street, Leamington Spa, Warwickshire CV32 5XW | CV32 5XW | CV32 5 | 21/06/2021 | 400,000 | 400,754 | N | Terraced | | 2 to 3 | 95 | 4,211 | 4,218 | Freehold | | |
| 31, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 30/09/2021 | 332,500 | 332,714 | N | Terraced | | 2 to 3 | 62 | 5,363 | 5,366 | Freehold | | |
| 19, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 27/11/2020 | 288,000 | 298,756 | N | Terraced | | 2 | 73 | 3,945 | 4,093 | Freehold | | |
| 27, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 12/04/2021 | 295,000 | 300,984 | N | Terraced | | 2 | 75 | 3,933 | 4,013 | Freehold | | |
| 1, Hill Street, Leamington Spa, Warwickshire CV32 5XT | CV32 5XT | CV32 5 | 18/12/2020 | 278,500 | 284,662 | N | Terraced | | 2 to 3 | 78 | 3,571 | 3,650 | Freehold | | |
| 5, Campion Road, Leamington Spa, Warwickshire CV32 5XQ | CV32 5XQ | CV32 5 | 12/04/2021 | 400,000 | 408,114 | N | Terraced | | 3 | 90 | 4,444 | 4,535 | Freehold | | |
| 10, Campion Road, Leamington Spa, Warwickshire CV32 5XQ | CV32 5XQ | CV32 5 | 17/06/2021 | 625,450 | 626,629 | N | Terraced | | 3 to 4 | 140 | 4,468 | 4,476 | Freehold | | |
| 32, Granville Street, Leamington Spa, Warwickshire CV32 5XN | CV32 5XN | CV32 5 | 17/07/2020 | 503,600 | 543,344 | N | Terraced | | 3 | 111 | 4,541 | 4,899 | Freehold | | |
| 44, Granville Street, Leamington Spa, Warwickshire CV32 5XN | CV32 5XN | CV32 5 | 29/09/2021 | 522,000 | 522,335 | N | Terraced | | 3 to 4 | 124 | 4,210 | 4,212 | Freehold | | |
| 14, Hazel Close, Leamington Spa, Warwickshire CV32 5XL | CV32 5XL | CV32 5 | 09/01/2020 | 325,000 | 362,529 | N | Semi-detached | | 2 to 3 | 80 | 4,063 | 4,532 | Freehold | | |
| 15, Hazel Close, Leamington Spa, Warwickshire CV32 5XL | CV32 5XL | CV32 5 | 27/11/2020 | 350,000 | 374,156 | N | Semi-detached | | 3 | 100 | 3,500 | 3,742 | Freehold | | |
| 20, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 10/07/2020 | 485,000 | 523,276 | N | Terraced | | 3 | 92 | 5,272 | 5,688 | Freehold | | |
| 31, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 18/02/2021 | 509,500 | 515,911 | N | Terraced | | 3 | 106 | 4,807 | 4,867 | Freehold | | |
| 19, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH | CV32 5XH | CV32 5 | 11/12/2020 | 521,500 | 533,038 | N | Terraced | | 3 | 115 | 4,535 | 4,635 | Freehold | | |
| 25, Campion Road, Leamington Spa, Warwickshire CV32 5XF | CV32 5XF | CV32 5 | 21/05/2021 | 497,000 | 505,202 | N | Terraced | | | 112 | 4,438 | 4,511 | Freehold | | |
| 41, Campion Road, Leamington Spa, Warwickshire CV32 5XF | CV32 5XF | CV32 5 | 09/09/2020 | 450,000 | 488,989 | N | Semi-detached | | 3 | 121 | 3,719 | 4,041 | Freehold | | |
| 79, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 17/02/2020 | 192,000 | 198,377 | N | Flat | | 2 | 48 | 4,000 | 4,133 | Leasehold | | |
| 67, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 24/09/2021 | 194,000 | 192,759 | N | Flat | | 2 | 52 | 3,731 | 3,707 | Leasehold | | |
| 91, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE | CV32 5XE | CV32 5 | 11/12/2020 | 186,500 | 186,784 | N | Flat | | 2 | 53 | 3,519 | 3,524 | Leasehold | | |
| 15, Campion Green, Leamington Spa, Warwickshire CV32 5XD | CV32 5XD | CV32 5 | 27/11/2020 | 430,000 | 459,677 | N | Semi-detached | | 3 | 95 | 4,526 | 4,839 | Freehold | | |
| 1, Hurley Close, Leamington Spa, Warwickshire CV32 5XB | CV32 5XB | CV32 5 | 17/11/2020 | 345,000 | 368,811 | N | Semi-detached | | 2 to 3 | 84 | 4,107 | 4,391 | Freehold | | |
| 11, Hurley Close, Leamington Spa, Warwickshire CV32 5XB | CV32 5XB | CV32 5 | 16/07/2020 | 323,000 | 355,885 | N | Semi-detached | | 2 to 3 | 85 | 3,800 | 4,187 | Freehold | | |
| 6, Pleasant Way, Leamington Spa, Warwickshire CV32 5XA | CV32 5XA | CV32 5 | 24/11/2020 | 225,000 | 240,529 | N | Semi-detached | | 2 | 53 | 4,245 | 4,538 | Freehold | | |
| 16, Keir Close, Leamington Spa, Warwickshire CV32 5WE | CV32 5WE | CV32 5 | 14/05/2021 | 273,000 | 284,441 | N | Semi-detached | | 2 to 3 | 77 | 3,545 | 3,694 | Freehold | | |
| 7, Keir Close, Leamington Spa, Warwickshire CV32 5WE | CV32 5WE | CV32 5 | 07/10/2020 | 270,000 | 291,759 | N | Semi-detached | | 3 to 4 | 100 | 2,700 | 2,918 | Freehold | | |
| 1, Berenska Drive, Leamington Spa, Warwickshire CV32 5WB | CV32 5WB | CV32 5 | 30/06/2021 | 347,250 | 357,700 | N | Semi-detached | | 3 | 108 | 3,215 | 3,312 | Freehold | | |
| 43, Wathen Road, Leamington Spa, Warwickshire CV32 5UY | CV32 5UY | CV32 5 | 04/09/2020 | 495,000 | 524,612 | N | Terraced | | 3 | 133 | 3,722 | 3,944 | Freehold | | |
| 18, Wathen Road, Leamington Spa, Warwickshire CV32 5UX | CV32 5UX | CV32 5 | 10/08/2020 | 460,000 | 491,784 | N | Terraced | | 3 to 4 | 102 | 4,510 | 4,821 | Freehold | | |
| 22, Wathen Road, Leamington Spa, Warwickshire CV32 5UX | CV32 5UX | CV32 5 | 26/02/2021 | 495,000 | 501,228 | N | Terraced | | 3 to 4 | 116 | 4,267 | 4,321 | Freehold | | |
| 6, Wootton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UU | CV32 5UU | CV32 5 | 30/03/2021 | 560,000 | 570,081 | N | Terraced | | 3 to 4 | 158 | 3,544 | 3,608 | Freehold | | |
| 13, Waller Street, Leamington Spa, Warwickshire CV32 5UR | CV32 5UR | CV32 5 | 02/10/2020 | 456,000 | 479,739 | N | Terraced | | 3 | 89 | 5,124 | 5,390 | Freehold | | |
| 10, Waller Street, Leamington Spa, Warwickshire CV32 5UR | CV32 5UR | CV32 5 | 03/02/2020 | 420,000 | 465,392 | N | Semi-detached | | 2 to 3 | 91 | 4,615 | 5,114 | Freehold | | |
| Flat 17, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 10/02/2020 | 215,000 | 222,140 | N | Flat | | 2 | 64 | 3,359 | 3,471 | Leasehold | | |
| Flat 21, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 02/06/2021 | 220,000 | 218,982 | N | Flat | | 2 | 65 | 3,385 | 3,369 | Leasehold | | |
| Flat 34, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 23/04/2021 | 220,000 | 222,082 | N | Flat | | 2 | 70 | 3,143 | 3,173 | Leasehold | | |
| Flat 15, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 21/02/2021 | 190,000 | 189,536 | N | Flat | | 2 | 64 | 2,969 | 2,962 | Leasehold | | |
| Flat 30, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 21/10/2020 | 195,000 | 200,418 | N | Flat | | 2 | 70 | 2,786 | 2,863 | Leasehold | | |
| Flat 38, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ | CV32 5UQ | CV32 5 | 30/09/2020 | 169,000 | 173,822 | N | Flat | | 2 | 71 | 2,380 | 2,448 | Leasehold | | |
| 27, Waller Street, Leamington Spa, Warwickshire CV32 5UP | CV32 5UP | CV32 5 | 21/01/2021 | 540,000 | 546,392 | N | Terraced | | 3 to 4 | 97 | 5,545 | 5,611 | Freehold | | |
| 21, Waller Street, Leamington Spa, Warwickshire CV32 5UP | CV32 5UP | CV32 5 | 25/03/2021 | 531,000 | 540,559 | N | Terraced | | 3 to 4 | 137 | 3,876 | 3,946 | Freehold | | |
| 30, Dereham Court, Leamington Spa, Warwickshire CV32 5UN | CV32 5UN | CV32 5 | 18/01/2021 | 185,000 | 183,647 | N | Flat | | 2 | 71 | 2,622 | 2,603 | Leasehold | | |
| 12, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UJ | CV32 5UJ | CV32 5 | 12/01/2021 | 835,000 | 871,364 | N | Semi-detached | | | 280 | 2,982 | 3,112 | Freehold | | |
| 3, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UF | CV32 5UF | CV32 5 | 31/07/2020 | 1,600,000 | 1,822,115 | N | Detached | | | 520 | 3,077 | 3,504 | Freehold | | |
| 6, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UA | CV32 5UA | CV32 5 | 21/02/2020 | 650,000 | 704,566 | N | Terraced | | | 215 | 3,023 | 3,277 | Freehold | | |
| 4, Pembroke Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5TT | CV32 5TT | CV32 5 | 03/02/2021 | 192,500 | 192,030 | N | Flat | | 2 | 70 | 2,750 | 2,743 | Leasehold | | |
| 1, Morton House, Morton Street, Leamington Spa, Warwickshire CV32 5TR | CV32 5TR | CV32 5 | 24/07/2020 | 185,000 | 191,202 | N | Flat | | | 36 | 5,139 | 5,311 | Leasehold | | |
| 14b, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL | CV32 5TL | CV32 5 | 27/03/2020 | 955,000 | 1,041,467 | N | Semi-detached | | | 307 | 3,111 | 3,392 | Freehold | | |
| Flat 3, Hunters Reach, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL | CV32 5TL | CV32 5 | 09/07/2021 | 275,000 | 279,206 | N | Flat | | 2 | 84 | 3,274 | 3,324 | Leasehold | | |
| Flat 10, Grosvenor Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TF | CV32 5TF | CV32 5 | 04/02/2021 | 247,500 | 246,896 | N | Flat | | 2 | 64 | 3,867 | 3,858 | Leasehold | | |
| 57, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TB | CV32 5TB | CV32 5 | 16/01/2020 | 1,480,000 | 1,616,487 | N | Terraced | | | 335 | 4,418 | 4,825 | Freehold | | |
| 24, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA | CV32 5TA | CV32 5 | 14/12/2020 | 1,080,000 | 1,103,895 | N | Terraced | | | 242 | 4,463 | 4,562 | Freehold | | |
| 32, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA | CV32 5TA | CV32 5 | 11/01/2021 | 1,005,000 | 1,016,895 | N | Terraced | | | 250 | 4,020 | 4,068 | Freehold | | |
| 2b, Morrell Street, Leamington Spa, Warwickshire CV32 5SZ | CV32 5SZ | CV32 5 | 13/07/2021 | 260,000 | 266,299 | N | Terraced | | 2 | 63 | 4,127 | 4,227 | Leasehold | | |
| 37, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 26/05/2021 | 252,500 | 263,082 | N | Semi-detached | | 2 to 3 | 55 | 4,591 | 4,783 | Freehold | | |
| 7, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 21/01/2020 | 545,000 | 607,933 | N | Semi-detached | | 2 to 3 | 173 | 3,150 | 3,514 | Freehold | | |
| 56, Morton Street, Leamington Spa, Warwickshire CV32 5SY | CV32 5SY | CV32 5 | 27/05/2020 | 305,000 | 322,390 | N | Terraced | | 2 to 3 | 124 | 2,460 | 2,600 | Freehold | | |
| Flat 4, 12, Clarendon Street, Leamington Spa, Warwickshire CV32 5ST | CV32 5ST | CV32 5 | 31/01/2020 | 225,000 | 233,512 | N | Flat | | 2 | 72 | 3,112 | 3,230 | Leasehold | | |
| 6, Clarendon Street, Leamington Spa, Warwickshire CV32 5SR | CV32 5SR | CV32 5 | 29/03/2021 | 840,000 | 855,121 | N | Terraced | | | 226 | 3,717 | 3,784 | Freehold | | |
| Flat 1, 18, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ | CV32 5SQ | CV32 5 | 21/07/2021 | 337,000 | 342,154 | N | Flat | | 2 | 100 | 3,370 | 3,422 | Leasehold | | |
| 2, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ | CV32 5SQ | CV32 5 | 04/08/2020 | 500,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 7, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RZ | CV32 5RZ | CV32 5 | 03/08/2021 | 148,000 | 147,779 | N | Flat | | 2 | 61 | 2,426 | 2,423 | Leasehold | | |
| 58, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX | CV32 5RX | CV32 5 | 12/05/2021 | 2,330,000 | 2,427,647 | N | Semi-detached | | | 465 | 5,012 | 5,222 | Freehold | | |
| Flat 2, 54, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX | CV32 5RX | CV32 5 | 26/03/2021 | 270,000 | 271,938 | N | Flat | | 2 | 76 | 3,553 | 3,578 | Leasehold | | |
| 20, Binswood Street, Leamington Spa, Warwickshire CV32 5RN | CV32 5RN | CV32 5 | 20/08/2021 | 165,000 | 164,754 | N | Flat | | 2 to 3 | 52 | 3,146 | 3,141 | Leasehold | | |
| 54, Binswood Street, Leamington Spa, Warwickshire CV32 5RN | CV32 5RN | CV32 5 | 29/10/2020 | 150,000 | 154,168 | N | Flat | | 2 | 58 | 2,593 | 2,665 | Leasehold | | |
| The Coach House, Hall Road, Leamington Spa, Warwickshire CV32 5RA | CV32 5RA | CV32 5 | 30/03/2021 | 660,000 | 671,881 | N | Terraced | | | 128 | 5,156 | 5,249 | Freehold | | |
| Flat A, 33, Clarendon Square, Leamington Spa, Warwickshire CV32 5QY | CV32 5QY | CV32 5 | 08/11/2021 | 267,500 | 267,500 | N | Flat | | 1 | 40 | 6,688 | 6,688 | Leasehold | | |
| Flat 2, 15, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT | CV32 5QT | CV32 5 | 18/09/2020 | 372,000 | 382,613 | N | Flat | | 2 to 3 | 100 | 3,720 | 3,826 | Leasehold | | |
| Flat 2, 16, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT | CV32 5QT | CV32 5 | 17/12/2020 | 287,000 | 287,437 | N | Flat | | 2 to 3 | 81 | 3,543 | 3,549 | Leasehold | | |
| Flat 8, 10, Clarendon Place, Leamington Spa, Warwickshire CV32 5QN | CV32 5QN | CV32 5 | 18/09/2020 | 205,000 | 210,849 | N | Flat | | 1 | 61 | 3,361 | 3,457 | Leasehold | | |
| 17, Imperial Place, Leamington Spa, Warwickshire CV32 5PU | CV32 5PU | CV32 5 | 27/08/2021 | 280,000 | 280,857 | N | Terraced | | 2 | 36 | 7,778 | 7,802 | Freehold | | |
| 14, Imperial Place, Leamington Spa, Warwickshire CV32 5PU | CV32 5PU | CV32 5 | 01/04/2021 | 280,000 | 282,649 | N | Flat | | 2 | 109 | 2,569 | 2,593 | Leasehold | | |
| Apartment 14, Villiers House, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PR | CV32 5PR | CV32 5 | 16/11/2020 | 187,500 | 190,026 | N | Flat | | | 37 | 5,068 | 5,136 | Leasehold | | |
| Apartment 25, The Space, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PP | CV32 5PP | CV32 5 | 05/07/2021 | 217,000 | 220,319 | N | Flat | | 2 | 76 | 2,855 | 2,899 | Leasehold | | |
| Apartment 42, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 03/08/2020 | 212,000 | 219,061 | N | Flat | | 2 | 51 | 4,157 | 4,295 | Leasehold | | |
| Apartment 44, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 11/12/2020 | 240,000 | 240,365 | N | Flat | | 2 | 72 | 3,333 | 3,338 | Leasehold | | |
| Apartment 41, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ | CV32 5PJ | CV32 5 | 25/02/2021 | 182,000 | 181,556 | N | Flat | | 2 | 57 | 3,193 | 3,185 | Leasehold | | |
| 5, Percy Terrace, Leamington Spa, Warwickshire CV32 5PG | CV32 5PG | CV32 5 | 28/09/2021 | 525,000 | 525,337 | N | Terraced | | 3 | 115 | 4,565 | 4,568 | Freehold | | |
| 14, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE | CV32 5PE | CV32 5 | 16/12/2020 | 328,950 | 336,228 | N | Terraced | | 3 | 76 | 4,328 | 4,424 | Freehold | | |
| 12, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE | CV32 5PE | CV32 5 | 22/01/2021 | 290,000 | 293,433 | N | Terraced | | 2 to 3 | 74 | 3,919 | 3,965 | Freehold | | |
| 3, Cross Road, Leamington Spa, Warwickshire CV32 5PB | CV32 5PB | CV32 5 | 18/01/2021 | 236,000 | 246,278 | N | Semi-detached | | 3 | 78 | 3,026 | 3,157 | Freehold | | |
| 21, Conway Road, Leamington Spa, Warwickshire CV32 5PA | CV32 5PA | CV32 5 | 01/04/2020 | 350,000 | 380,708 | N | Detached | | 2 to 3 | 74 | 4,730 | 5,145 | Freehold | | |
| Flat 7, Clarendon Rise, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5NY | CV32 5NY | CV32 5 | 21/08/2020 | 330,000 | 340,991 | Y | Flat | | | 93 | 3,548 | 3,667 | Leasehold | | |
| 14, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW | CV32 5NW | CV32 5 | 27/11/2020 | 393,000 | 407,677 | N | Terraced | | 2 to 3 | 86 | 4,570 | 4,740 | Freehold | | |
| 6, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW | CV32 5NW | CV32 5 | 08/04/2021 | 362,500 | 369,853 | N | Terraced | | 2 to 3 | 86 | 4,215 | 4,301 | Freehold | | |
| 9, Stuart Court, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NU | CV32 5NU | CV32 5 | 19/03/2021 | 210,000 | 211,507 | N | Flat | | 2 | 64 | 3,281 | 3,305 | Leasehold | | |
| 2a, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NT | CV32 5NT | CV32 5 | 04/06/2020 | 255,000 | 259,476 | N | Flat | | 2 | 78 | 3,269 | 3,327 | Leasehold | | |
| 8, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR | CV32 5NR | CV32 5 | 18/12/2020 | 1,800,000 | 1,949,010 | N | Detached | | | 398 | 4,517 | 4,891 | Freehold | | |
| 11, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR | CV32 5NR | CV32 5 | 05/03/2021 | 430,000 | 449,989 | N | Semi-detached | | 3 | 122 | 3,525 | 3,688 | Freehold | | |
| 27, Milverton Crescent, Leamington Spa, Warwickshire CV32 5NJ | CV32 5NJ | CV32 5 | 19/03/2021 | 1,000,000 | 1,018,001 | N | Terraced | | | 255 | 3,922 | 3,992 | Freehold | | |
| Flat 1, Milverton Lodge, Milverton Crescent West, Leamington Spa, Warwickshire CV32 5NF | CV32 5NF | CV32 5 | 05/06/2020 | 187,000 | 190,283 | N | Flat | | 2 | 70 | 2,671 | 2,718 | Leasehold | | |
| 26, Union Road, Leamington Spa, Warwickshire CV32 5NB | CV32 5NB | CV32 5 | 04/12/2020 | 260,000 | 265,753 | N | Terraced | | 2 | 54 | 4,815 | 4,921 | Freehold | | |
| The Coach House, Union Road, Leamington Spa, Warwickshire CV32 5NB | CV32 5NB | CV32 5 | 11/09/2020 | 220,000 | 233,161 | N | Terraced | | 2 to 3 | 49 | 4,462 | 4,729 | Freehold | | |
| Flat 5, 34, Heath Terrace, Leamington Spa, Warwickshire CV32 5NA | CV32 5NA | CV32 5 | 02/12/2020 | 155,000 | 155,236 | N | Flat | | 1 | 55 | 2,818 | 2,822 | Leasehold | | |
| 3, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU | CV32 5LU | CV32 5 | 05/05/2021 | 915,250 | 969,126 | N | Detached | | | 223 | 4,104 | 4,346 | Freehold | | |
| 19, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU | CV32 5LU | CV32 5 | 27/01/2021 | 284,000 | 287,361 | N | Terraced | | 2 to 3 | 74 | 3,835 | 3,880 | Freehold | | |
| 20, Union Road, Leamington Spa, Warwickshire CV32 5LT | CV32 5LT | CV32 5 | 13/01/2020 | 860,000 | 989,235 | N | Detached | | | 173 | 4,971 | 5,718 | Freehold | | |
| Flat 6, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 31/03/2021 | 215,000 | 216,543 | N | Flat | | 1 | 55 | 3,909 | 3,937 | Leasehold | | |
| Flat 3, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 03/07/2020 | 435,000 | 449,583 | N | Flat | | 3 | 134 | 3,246 | 3,355 | Leasehold | | |
| Flat 3, Milverton House, 11, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR | CV32 5LR | CV32 5 | 24/06/2021 | 360,000 | 358,334 | N | Flat | | 2 to 3 | 107 | 3,364 | 3,349 | Leasehold | | |
| Flat 3, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP | CV32 5LP | CV32 5 | 28/10/2020 | 165,000 | 169,585 | N | Flat | | 1 | 43 | 3,837 | 3,944 | Leasehold | | |
| Flat 1, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP | CV32 5LP | CV32 5 | 18/12/2020 | 285,000 | 285,434 | N | Flat | | 2 to 3 | 90 | 3,167 | 3,171 | Leasehold | | |
| 9, Warwick Street, Leamington Spa, Warwickshire CV32 5LJ | CV32 5LJ | CV32 5 | 12/03/2021 | 692,000 | 724,168 | N | Semi-detached | | 3 to 4 | 160 | 4,325 | 4,526 | Freehold | | |
| 9, Clarence Mansions, 2, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 20/03/2020 | 270,000 | 275,009 | N | Flat | | 2 | 75 | 3,600 | 3,667 | Leasehold | | |
| 5, Clarence Mansions, 1, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 24/02/2020 | 245,000 | 253,137 | N | Flat | | 2 | 74 | 3,315 | 3,425 | Leasehold | | |
| 26, Clarence Mansions, 5, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD | CV32 5LD | CV32 5 | 12/02/2021 | 310,000 | 309,243 | N | Flat | | 2 | 99 | 3,131 | 3,124 | Leasehold | | |
| 5, Wilhelmina Close, Leamington Spa, Warwickshire CV32 5JT | CV32 5JT | CV32 5 | 19/03/2021 | 367,500 | 370,138 | N | Flat | | 2 | 96 | 3,828 | 3,856 | Leasehold | | |
| 23, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 20/08/2021 | 338,000 | 337,496 | N | Flat | | 2 | 84 | 4,024 | 4,018 | Leasehold | | |
| 25, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 12/06/2020 | 550,000 | 559,655 | N | Flat | | 3 to 4 | 165 | 3,333 | 3,392 | Leasehold | | |
| 35, Cedar House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 20/11/2020 | 230,000 | 233,099 | N | Flat | | 2 | 76 | 3,026 | 3,067 | Leasehold | | |
| 12, Oak House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 17/03/2021 | 270,000 | 271,938 | N | Flat | | 2 | 90 | 3,000 | 3,022 | Leasehold | | |
| Apartment 47, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 21/02/2020 | 136,000 | 140,517 | N | Flat | | 2 | 52 | 2,615 | 2,702 | Leasehold | | |
| Apartment 52, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL | CV32 5JL | CV32 5 | 28/05/2020 | 200,000 | 202,869 | N | Flat | | 2 | 80 | 2,500 | 2,536 | Leasehold | | |
| 39, Copps Road, Leamington Spa, Warwickshire CV32 5JH | CV32 5JH | CV32 5 | 04/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 65 | 4,231 | 4,281 | Freehold | | |
| 12, Copps Road, Leamington Spa, Warwickshire CV32 5JH | CV32 5JH | CV32 5 | 22/06/2021 | 450,000 | 450,848 | N | Terraced | | 3 to 4 | 112 | 4,018 | 4,025 | Freehold | | |
| 22, Warwick New Road, Leamington Spa, Warwickshire CV32 5JG | CV32 5JG | CV32 5 | 09/04/2021 | 875,000 | 917,709 | N | Semi-detached | | | 237 | 3,692 | 3,872 | Freehold | | |
| Flat 11, Riversdale, 3, Warwick New Road, Leamington Spa, Warwickshire CV32 5JB | CV32 5JB | CV32 5 | 01/10/2020 | 263,000 | 270,308 | N | Flat | | 2 to 3 | 80 | 3,288 | 3,379 | Leasehold | | |
| 3, Milverton Court, Milverton Hill, Leamington Spa, Warwickshire CV32 5JA | CV32 5JA | CV32 5 | 30/09/2020 | 175,000 | 179,993 | N | Flat | | 2 | 70 | 2,500 | 2,571 | Leasehold | | |
| 8, Arlington Court, Arlington Avenue, Leamington Spa, Warwickshire CV32 5HR | CV32 5HR | CV32 5 | 24/01/2020 | 221,200 | 229,568 | N | Flat | | 2 | 88 | 2,514 | 2,609 | Leasehold | | |
| Flat 8, Carlton House, 16, Regent Street, Leamington Spa, Warwickshire CV32 5HQ | CV32 5HQ | CV32 5 | 16/06/2021 | 135,000 | 134,375 | N | Flat | | 1 | 53 | 2,533 | 2,522 | Leasehold | | |
| Flat 1, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 07/06/2021 | 365,000 | 363,310 | N | Flat | | 2 | 96 | 3,802 | 3,784 | Leasehold | | |
| Flat 4, Normandy House, 23, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 04/05/2021 | 114,000 | 114,623 | N | Flat | | 1 | 33 | 3,455 | 3,473 | Leasehold | | |
| Flat 4, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH | CV32 5HH | CV32 5 | 16/02/2021 | 280,000 | 279,317 | N | Flat | | 2 to 3 | 92 | 3,043 | 3,036 | Leasehold | | |
| Flat 5, Churchill House, 11 - 17, Regent Street, Leamington Spa, Warwickshire CV32 5HG | CV32 5HG | CV32 5 | 20/08/2020 | 180,000 | 185,995 | N | Flat | | 2 | 60 | 3,000 | 3,100 | Leasehold | | |
| 152, Trinity Street, Leamington Spa, Warwickshire CV32 5GY | CV32 5GY | CV32 5 | 06/09/2021 | 425,000 | 425,273 | N | Terraced | | 2 to 3 | 111 | 3,829 | 3,831 | Freehold | | |
| Flat 23, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5GD | CV32 5GD | CV32 5 | 08/01/2021 | 189,000 | 187,618 | N | Flat | | 2 | 63 | 3,000 | 2,978 | Leasehold | | |
| 2, Lyndon Court, Leamington Spa, Warwickshire CV32 5FS | CV32 5FS | CV32 5 | 21/02/2020 | 264,000 | 286,162 | N | Terraced | | 2 | 51 | 5,176 | 5,611 | Freehold | | |
| 4, Woodbine Cottages, Leamington Spa, Warwickshire CV32 5FL | CV32 5FL | CV32 5 | 06/01/2021 | 270,000 | 273,196 | N | Terraced | | 2 | 61 | 4,426 | 4,479 | Freehold | | |
| 2, Finings Court, Leamington Spa, Warwickshire CV32 5FG | CV32 5FG | CV32 5 | 17/02/2021 | 460,000 | 465,788 | N | Terraced | | 2 to 3 | 99 | 4,646 | 4,705 | Freehold | | |
| 11, The Maltings, Leamington Spa, Warwickshire CV32 5FF | CV32 5FF | CV32 5 | 25/06/2021 | 405,000 | 403,125 | N | Flat | | 2 to 3 | 137 | 2,956 | 2,943 | Leasehold | | |
| 15, Knightcote Drive, Leamington Spa, Warwickshire CV32 5FA | CV32 5FA | CV32 5 | 16/02/2021 | 467,500 | 498,666 | N | Detached | | 3 | 125 | 3,740 | 3,989 | Freehold | | |
| Flat 2, 25, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 21/02/2020 | 179,950 | 185,926 | N | Flat | | 1 | 37 | 4,821 | 4,981 | Leasehold | | |
| 1a, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 09/10/2020 | 499,950 | 554,080 | N | Detached | | 3 to 4 | 124 | 4,032 | 4,468 | Freehold | | |
| 1b, Portland Street, Leamington Spa, Warwickshire CV32 5EZ | CV32 5EZ | CV32 5 | 14/04/2021 | 485,000 | 508,673 | N | Semi-detached | | 3 to 4 | 126 | 3,849 | 4,037 | Freehold | | |
| Flat 7, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 27/11/2020 | 121,400 | 123,036 | N | Flat | | 1 | 22 | 5,518 | 5,593 | Leasehold | | |
| Flat 8, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 06/01/2020 | 147,000 | 152,561 | N | Flat | | 1 | 33 | 4,455 | 4,623 | Leasehold | | |
| Flat 5, Birkland House, 37, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 13/10/2020 | 138,000 | 141,834 | N | Flat | | 1 | 35 | 3,943 | 4,052 | Leasehold | | |
| Flat 1, 38, Portland Street, Leamington Spa, Warwickshire CV32 5EY | CV32 5EY | CV32 5 | 11/09/2020 | 242,000 | 248,904 | N | Flat | | 2 to 3 | 104 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| Flat 3, 30, Portland Place West, Leamington Spa, Warwickshire CV32 5EU | CV32 5EU | CV32 5 | 27/04/2021 | 320,000 | 323,028 | N | Flat | | 2 | 93 | 3,441 | 3,473 | Leasehold | | |
| Wigg House, 11a, Portland Place East, Leamington Spa, Warwickshire CV32 5ES | CV32 5ES | CV32 5 | 31/03/2021 | 650,000 | 680,215 | N | Semi-detached | | 3 to 4 | 146 | 4,452 | 4,659 | Freehold | | |
| 21, Portland Place East, Leamington Spa, Warwickshire CV32 5ES | CV32 5ES | CV32 5 | 21/04/2020 | 650,000 | 650,440 | N | Flat | | | 172 | 3,779 | 3,782 | Leasehold | | |
| Apartment 8, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER | CV32 5ER | CV32 5 | 27/04/2021 | 225,000 | 227,129 | N | Flat | | 2 | 64 | 3,516 | 3,549 | Leasehold | | |
| Apartment 15, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER | CV32 5ER | CV32 5 | 26/02/2021 | 240,000 | 239,414 | N | Flat | | 2 | 85 | 2,824 | 2,817 | Leasehold | | |
| 61, Augusta Place, Leamington Spa, Warwickshire CV32 5EL | CV32 5EL | CV32 5 | 01/06/2021 | 160,000 | 164,815 | N | Semi-detached | | 2 | 44 | 3,636 | 3,746 | Leasehold | | |
| 45, Augusta Place, Leamington Spa, Warwickshire CV32 5EL | CV32 5EL | CV32 5 | 02/10/2020 | 139,400 | 143,273 | N | Flat | | 1 | 42 | 3,319 | 3,411 | Leasehold | | |
| Apartment 12, The Glass House, Windsor Street, Leamington Spa, Warwickshire CV32 5EA | CV32 5EA | CV32 5 | 28/02/2020 | 295,000 | 304,797 | N | Flat | | | 74 | 3,986 | 4,119 | Leasehold | | |
| 4, Walton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5DL | CV32 5DL | CV32 5 | 11/12/2020 | 450,000 | 450,685 | N | Flat | | | 93 | 4,839 | 4,846 | Leasehold | | |
| Apartment 5, 43, Bedford Street, Leamington Spa, Warwickshire CV32 5DJ | CV32 5DJ | CV32 5 | 30/10/2020 | 190,000 | 195,279 | N | Flat | | 2 | 57 | 3,333 | 3,426 | Leasehold | | |
| Flat 5, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF | CV32 5DF | CV32 5 | 26/04/2021 | 169,000 | 170,599 | N | Flat | | 2 | 37 | 4,568 | 4,611 | Leasehold | | |
| Flat 9, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF | CV32 5DF | CV32 5 | 16/12/2020 | 188,000 | 188,286 | N | Flat | | 1 | 51 | 3,686 | 3,692 | Leasehold | | |
| Apartment 7, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE | CV32 5DE | CV32 5 | 14/02/2020 | 148,000 | 152,915 | N | Flat | | 1 | 32 | 4,625 | 4,779 | Leasehold | | |
| Apartment 6, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE | CV32 5DE | CV32 5 | 09/09/2020 | 244,000 | 250,961 | N | Flat | | 2 | 67 | 3,668 | 3,773 | Leasehold | | |
| 22, The Oaks, Leamington Spa, Warwickshire CV32 5DB | CV32 5DB | CV32 5 | 19/02/2021 | 262,500 | 261,859 | N | Flat | | 2 | 87 | 3,017 | 3,010 | Leasehold | | |
| 2, Botanical House, 15, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BZ | CV32 5BZ | CV32 5 | 28/10/2020 | 275,000 | 282,641 | N | Flat | | | 41 | 6,707 | 6,894 | Leasehold | | |
| Marchmont, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BY | CV32 5BY | CV32 5 | 05/02/2020 | 335,000 | 382,329 | N | Detached | | 2 to 3 | 81 | 4,136 | 4,720 | Freehold | | |
| 1, The Mews, Leamington Spa, Warwickshire CV32 5BU | CV32 5BU | CV32 5 | 30/03/2021 | 350,000 | 356,300 | N | Terraced | | 2 | 81 | 4,321 | 4,399 | Freehold | | |
| Myrtle Cottage, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 20/03/2020 | 429,000 | 480,932 | N | Detached | | 3 | 101 | 4,248 | 4,762 | Freehold | | |
| 4, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 07/01/2020 | 440,000 | 506,120 | N | Detached | | 3 to 4 | 111 | 3,964 | 4,560 | Freehold | | |
| 13, Hyde Place, Leamington Spa, Warwickshire CV32 5BT | CV32 5BT | CV32 5 | 14/06/2021 | 605,000 | 606,140 | N | Terraced | | 3 | 138 | 4,384 | 4,392 | Freehold | | |
| Flat 1a, 25, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 31/01/2020 | 250,000 | 259,458 | N | Flat | | 2 | 67 | 3,731 | 3,873 | Leasehold | | |
| Flat 11, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 28/07/2021 | 195,000 | 197,982 | N | Flat | | 2 | 54 | 3,611 | 3,666 | Leasehold | | |
| Flat 5, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS | CV32 5BS | CV32 5 | 01/04/2021 | 140,000 | 141,325 | N | Flat | | 2 | 54 | 2,593 | 2,617 | Leasehold | | |
| Flat 3, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 13/03/2020 | 220,000 | 224,081 | N | Flat | | 2 to 3 | 53 | 4,151 | 4,228 | Leasehold | | |
| Flat 4, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 28/02/2020 | 157,500 | 162,731 | N | Flat | | 1 | 51 | 3,088 | 3,191 | Leasehold | | |
| Flat 4, 1, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 27/08/2020 | 285,000 | 294,492 | N | Flat | | 2 | 98 | 2,908 | 3,005 | Leasehold | | |
| Flat 3, 4, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL | CV32 5BL | CV32 5 | 18/12/2020 | 260,000 | 260,396 | N | Flat | | 2 | 90 | 2,889 | 2,893 | Leasehold | | |
| 14, Warwick Place, Leamington Spa, Warwickshire CV32 5BJ | CV32 5BJ | CV32 5 | 15/12/2020 | 1,325,000 | 1,399,383 | N | Semi-detached | | | 351 | 3,775 | 3,987 | Freehold | | |
| 4, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 16/06/2021 | 260,000 | 258,796 | N | Flat | | | 48 | 5,417 | 5,392 | Leasehold | | |
| 50, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 24/07/2020 | 250,000 | 258,381 | N | Flat | | | 52 | 4,808 | 4,969 | Leasehold | | |
| 32, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 04/06/2020 | 335,000 | 340,881 | N | Flat | | | 73 | 4,589 | 4,670 | Leasehold | | |
| 3, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 06/03/2020 | 225,000 | 229,174 | N | Flat | | | 51 | 4,412 | 4,494 | Leasehold | | |
| 36, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 12/08/2021 | 222,500 | 222,168 | N | Flat | | | 53 | 4,198 | 4,192 | Leasehold | | |
| 37, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF | CV32 5BF | CV32 5 | 17/03/2020 | 210,000 | 213,896 | N | Flat | | | 56 | 3,750 | 3,820 | Leasehold | | |
| 18d, Milverton Terrace, Leamington Spa, Warwickshire CV32 5BA | CV32 5BA | CV32 5 | 16/12/2020 | 735,000 | 736,118 | N | Flat | | 3 to 4 | 175 | 4,200 | 4,206 | Leasehold | | |
| 17, Church Hill, Leamington Spa, Warwickshire CV32 5AZ | CV32 5AZ | CV32 5 | 27/11/2020 | 1,041,195 | 1,113,055 | N | Semi-detached | | | 300 | 3,471 | 3,710 | Freehold | | |
| Flat 3, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY | CV32 5AY | CV32 5 | 14/08/2020 | 276,000 | 285,192 | N | Flat | | 2 | 73 | 3,794 | 3,920 | Leasehold | | |
| Flat 1, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY | CV32 5AY | CV32 5 | 29/01/2021 | 260,000 | 258,099 | N | Flat | | 2 | 89 | 2,921 | 2,900 | Leasehold | | |
| 11, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX | CV32 5AX | CV32 5 | 03/12/2020 | 455,000 | 455,692 | N | Flat | | | 92 | 4,946 | 4,953 | Leasehold | | |
| 1, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX | CV32 5AX | CV32 5 | 29/06/2021 | 379,306 | 377,550 | N | Flat | | | 83 | 4,570 | 4,549 | Leasehold | | |
| 45, Grove Street, Leamington Spa, Warwickshire CV32 5AQ | CV32 5AQ | CV32 5 | 05/08/2020 | 650,000 | 694,913 | N | Terraced | | | 200 | 3,242 | 3,466 | Freehold | | |
| 26, Grove Street, Leamington Spa, Warwickshire CV32 5AJ | CV32 5AJ | CV32 5 | 30/09/2020 | 905,000 | 959,140 | N | Terraced | | 3 to 4 | 183 | 4,945 | 5,241 | Freehold | | |
| Ground Floor, 34, Grove Street, Leamington Spa, Warwickshire CV32 5AJ | CV32 5AJ | CV32 5 | 29/01/2021 | 170,000 | 168,757 | N | Flat | | 1 | 60 | 2,833 | 2,813 | Leasehold | | |
| 1c, Dormer Place, Leamington Spa, Warwickshire CV32 5AE | CV32 5AE | CV32 5 | 18/08/2020 | 365,000 | 390,220 | N | Terraced | | 3 | 71 | 5,141 | 5,496 | Freehold | | |
| Flat 6, Clarence House, Dale Street, Leamington Spa, Warwickshire CV32 5AD | CV32 5AD | CV32 5 | 23/10/2020 | 260,500 | 267,738 | N | Flat | | 2 | 90 | 2,894 | 2,975 | Leasehold | | |
| Flat 3, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 31/07/2020 | 180,000 | 186,034 | N | Flat | | 1 | 37 | 4,865 | 5,028 | Leasehold | | |
| Flat 4, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 325,000 | 335,895 | N | Flat | | | 76 | 4,276 | 4,420 | Leasehold | | |
| Flat 2, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 300,000 | 310,057 | N | Flat | | | 75 | 4,000 | 4,134 | Leasehold | | |
| Flat 3, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 310,000 | 320,392 | N | Flat | | | 79 | 3,924 | 4,056 | Leasehold | | |
| Flat 1, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 725,000 | 749,305 | N | Flat | | | 192 | 3,776 | 3,903 | Leasehold | | |
| Flat 5, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 21/07/2020 | 300,000 | 310,057 | N | Flat | | | 92 | 3,261 | 3,370 | Leasehold | | |
| Flat 4, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA | CV32 5AA | CV32 5 | 05/10/2021 | 197,000 | 193,105 | N | Flat | | 2 | 62 | 3,177 | 3,115 | Leasehold | | |
| | | CV32 5 Average | | | | | | | | | | 3,982 | | | |
| 2, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 09/04/2020 | 580,000 | 603,531 | N | Terraced | | | 150 | 3,867 | 4,024 | Freehold | | |
| 7, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 15/12/2020 | 590,000 | 603,054 | N | Terraced | | | 150 | 3,933 | 4,020 | Freehold | | |
| 4, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE | CV32 4UE | CV32 4 | 05/02/2021 | 595,000 | 593,548 | N | Flat | | | 150 | 3,967 | 3,957 | Freehold | | |
| 40, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 16/10/2020 | 321,000 | 337,711 | N | Terraced | | 2 | 57 | 5,632 | 5,925 | Freehold | | |
| 22, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 17/02/2020 | 350,000 | 387,827 | N | Semi-detached | | 2 to 3 | 70 | 5,007 | 5,548 | Freehold | | |
| 31, Princes Street, Leamington Spa, Warwickshire CV32 4TZ | CV32 4TZ | CV32 4 | 30/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 to 3 | 72 | 3,351 | 3,525 | Freehold | | |
| 15, Princes Street, Leamington Spa, Warwickshire CV32 4TY | CV32 4TY | CV32 4 | 10/12/2020 | 295,000 | 301,527 | N | Terraced | | 2 to 3 | 68 | 4,338 | 4,434 | Freehold | | |
| 41, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX | CV32 4TX | CV32 4 | 06/01/2021 | 240,000 | 242,841 | N | Terraced | | 3 | 87 | 2,759 | 2,791 | Freehold | | |
| 18, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX | CV32 4TX | CV32 4 | 25/06/2020 | 140,000 | 147,818 | N | Terraced | | 2 | 56 | 2,500 | 2,640 | Leasehold | | |
| 17, Holly Street, Leamington Spa, Warwickshire CV32 4TT | CV32 4TT | CV32 4 | 08/09/2020 | 390,000 | 413,331 | N | Terraced | | 2 to 3 | 72 | 5,417 | 5,741 | Freehold | | |
| 21, Holly Street, Leamington Spa, Warwickshire CV32 4TT | CV32 4TT | CV32 4 | 12/06/2020 | 300,000 | 316,753 | N | Terraced | | 3 | 88 | 3,409 | 3,599 | Freehold | | |
| 35, Leicester Street, Leamington Spa, Warwickshire CV32 4TD | CV32 4TD | CV32 4 | 07/01/2020 | 351,000 | 391,531 | N | Semi-detached | | 3 | 77 | 4,535 | 5,059 | Freehold | | |
| 119, Leicester Street, Leamington Spa, Warwickshire CV32 4TB | CV32 4TB | CV32 4 | 21/02/2020 | 415,000 | 473,632 | N | Detached | | 3 to 4 | 139 | 2,986 | 3,407 | Freehold | | |
| 68, Kennedy Square, Leamington Spa, Warwickshire CV32 4SZ | CV32 4SZ | CV32 4 | 28/05/2021 | 180,000 | 180,984 | N | Flat | | 2 to 3 | 67 | 2,687 | 2,701 | Leasehold | | |
| 2, Kennedy Square, Leamington Spa, Warwickshire CV32 4SY | CV32 4SY | CV32 4 | 19/06/2020 | 160,000 | 162,809 | N | Flat | | 2 to 3 | 64 | 2,500 | 2,544 | Leasehold | | |
| 8, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX | CV32 4SX | CV32 4 | 16/01/2020 | 710,000 | 775,477 | N | Terraced | | | 159 | 4,465 | 4,877 | Freehold | | |
| 24, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX | CV32 4SX | CV32 4 | 24/09/2020 | 725,000 | 787,815 | N | Semi-detached | | | 201 | 3,607 | 3,919 | Freehold | | |
| The Spare House, Lansdowne Road, Leamington Spa, Warwickshire CV32 4SS | CV32 4SS | CV32 4 | 30/10/2020 | 265,000 | 293,692 | N | Detached | | 2 | 79 | 3,354 | 3,718 | Freehold | | |
| 6, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB | CV32 4SB | CV32 4 | 26/03/2021 | 252,000 | 253,809 | N | Flat | | 2 | 46 | 5,478 | 5,518 | Freehold | | |
| 3, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB | CV32 4SB | CV32 4 | 19/10/2020 | 246,500 | 253,349 | N | Flat | | 2 | 71 | 3,472 | 3,568 | Freehold | | |
| 22, Clarendon Avenue, Leamington Spa, Warwickshire CV32 4RY | CV32 4RY | CV32 4 | 17/02/2020 | 485,000 | 525,715 | N | Terraced | | 3 | 145 | 3,345 | 3,626 | Freehold | | |
| 1, Chandos Street, Leamington Spa, Warwickshire CV32 4RP | CV32 4RP | CV32 4 | 14/12/2020 | 330,000 | 337,301 | N | Terraced | | 2 to 3 | 73 | 4,521 | 4,621 | Freehold | | |
| 33, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 22/03/2021 | 95,000 | 95,682 | N | Flat | | 2 | 31 | 3,025 | 3,046 | Leasehold | | |
| 59, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 26/02/2021 | 115,000 | 114,719 | N | Flat | | 2 | 43 | 2,674 | 2,668 | Leasehold | | |
| 14, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU | CV32 4QU | CV32 4 | 05/02/2021 | 111,500 | 111,228 | N | Flat | | 1 | 44 | 2,534 | 2,528 | Leasehold | | |
| Apartment 6, William Thomas House, Willes Road, Leamington Spa, Warwickshire CV32 4PZ | | | | | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 19, Cross Street, Leamington Spa, Warwickshire CV32 4PX | CV32 4PX | CV32 4 | 23/07/2021 | 370,000 | 378,964 | N | Terraced | | 2 | 56 | 6,607 | 6,767 | Freehold | | |
| 19a, Cross Street, Leamington Spa, Warwickshire CV32 4PX | CV32 4PX | CV32 4 | 23/10/2020 | 585,000 | 615,455 | N | Terraced | | 2 to 3 | 123 | 4,756 | 5,004 | Freehold | | |
| Flat 3, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 26/06/2020 | 282,500 | 287,459 | N | Flat | | 2 | 74 | 3,818 | 3,885 | Leasehold | | |
| 33c, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 17/07/2020 | 174,000 | 179,833 | N | Flat | | 2 | 48 | 3,625 | 3,747 | Leasehold | | |
| Flat 4, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR | CV32 4PR | CV32 4 | 25/06/2021 | 157,500 | 156,771 | N | Flat | | 2 | 58 | 2,716 | 2,703 | Leasehold | | |
| Apartment 4, 61, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 01/06/2021 | 189,000 | 188,125 | N | Flat | | | 46 | 4,095 | 4,076 | Leasehold | | |
| 43, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 15/12/2020 | 406,000 | 414,983 | N | Terraced | | 3 | 122 | 3,328 | 3,402 | Freehold | | |
| 53, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN | CV32 4PN | CV32 4 | 30/06/2021 | 522,500 | 523,485 | N | Terraced | | 3 | 161 | 3,245 | 3,251 | Freehold | | |
| Apartment 8, William Thomas House, Cross Street, Leamington Spa, Warwickshire CV32 4PL | CV32 4PL | CV32 4 | 18/03/2020 | 295,000 | 300,473 | N | Flat | | 2 | 72 | 4,097 | 4,173 | Leasehold | | |
| Apartment 7, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 19/11/2020 | 255,000 | 258,436 | N | Flat | | 2 | 68 | 3,750 | 3,801 | Leasehold | | |
| Apartment 9, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 17/09/2020 | 250,000 | 257,132 | N | Flat | | 2 | 69 | 3,623 | 3,727 | Leasehold | | |
| Apartment 15, Napoleon House, 4, Livery Street, Leamington Spa, Warwickshire CV32 4NP | CV32 4NP | CV32 4 | 14/02/2020 | 185,000 | 191,144 | N | Flat | | 1 | 52 | 3,558 | 3,676 | Leasehold | | |
| Apartment 7, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN | CV32 4NN | CV32 4 | 21/02/2020 | 280,000 | 289,299 | N | Flat | | 2 to 3 | 79 | 3,544 | 3,662 | Leasehold | | |
| Apartment 2, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN | CV32 4NN | CV32 4 | 12/03/2021 | 208,500 | 209,997 | N | Flat | | 2 | 66 | 3,159 | 3,182 | Leasehold | | |
| Apartment 18, 89, Parade, Leamington Spa, Warwickshire CV32 4NL | CV32 4NL | CV32 4 | 03/02/2020 | 240,000 | 247,971 | N | Flat | | 2 | 61 | 3,924 | 4,054 | Leasehold | | |
| Apartment 7, 89, Parade, Leamington Spa, Warwickshire CV32 4NL | CV32 4NL | CV32 4 | 11/03/2020 | 250,000 | 254,638 | N | Flat | | 2 | 77 | 3,247 | 3,307 | Leasehold | | |
| 111, Greenwood Court, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JY | CV32 4JY | CV32 4 | 23/10/2020 | 360,000 | 378,741 | N | Terraced | | 3 to 4 | 95 | 3,789 | 3,987 | Freehold | | |
| 70, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JL | CV32 4JL | CV32 4 | 27/10/2020 | 580,000 | 642,797 | N | Detached | | 3 | 123 | 4,715 | 5,226 | Freehold | | |
| Flat 5, 61, Hollywalk, Leamington Spa, Warwickshire CV32 4JG | CV32 4JG | CV32 4 | 28/02/2020 | 166,000 | 171,513 | N | Flat | | 1 | 40 | 4,150 | 4,288 | Leasehold | | |
| 10, Newbold Place, Leamington Spa, Warwickshire CV32 4HR | CV32 4HR | CV32 4 | 29/05/2020 | 247,500 | 266,438 | N | Semi-detached | | 2 | 63 | 3,929 | 4,229 | Freehold | | |
| 11, Newbold Place, Leamington Spa, Warwickshire CV32 4HR | CV32 4HR | CV32 4 | 10/08/2020 | 256,000 | 273,689 | N | Terraced | | 2 to 3 | 80 | 3,200 | 3,421 | Freehold | | |
| 7, Wood Street, Leamington Spa, Warwickshire CV32 4HQ | CV32 4HQ | CV32 4 | 09/04/2021 | 560,000 | 571,360 | N | Terraced | | | 166 | 3,373 | 3,442 | Freehold | | |
| Apartment 7, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP | CV32 4HP | CV32 4 | 03/06/2020 | 825,000 | 839,482 | N | Flat | | | 129 | 6,395 | 6,508 | Leasehold | | |
| Apartment 2, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP | CV32 4HP | CV32 4 | 21/05/2020 | 650,000 | 659,325 | N | Flat | | | 129 | 5,039 | 5,111 | Leasehold | | |
| Flat 49, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 28/05/2021 | 315,000 | 316,721 | N | Flat | | 2 | 71 | 4,437 | 4,461 | Leasehold | | |
| Flat 36, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 17/01/2020 | 285,000 | 295,782 | N | Flat | | 2 | 71 | 4,020 | 4,172 | Leasehold | | |
| Flat 25, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 03/01/2020 | 262,500 | 272,431 | N | Flat | | 2 to 3 | 74 | 3,557 | 3,691 | Leasehold | | |
| Flat 1, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 31/03/2021 | 262,500 | 264,384 | N | Flat | | 2 to 3 | 79 | 3,323 | 3,347 | Leasehold | | |
| Flat 60, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD | CV32 4HD | CV32 4 | 15/03/2021 | 260,000 | 261,866 | N | Flat | | 2 | 81 | 3,198 | 3,221 | Leasehold | | |
| Apartment 8, Jephson House, 24, Willes Road, Leamington Spa, Warwickshire CV32 4HB | CV32 4HB | CV32 4 | 26/02/2021 | 256,000 | 255,375 | N | Flat | | | 72 | 3,555 | 3,546 | Leasehold | | |
| 60, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EZ | CV32 4EZ | CV32 4 | 16/11/2020 | 550,000 | 602,596 | N | Detached | | | 141 | 3,901 | 4,274 | Freehold | | |
| 43, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY | CV32 4EY | CV32 4 | 29/05/2020 | 425,000 | 468,064 | N | Detached | | 3 to 4 | 115 | 3,696 | 4,070 | Freehold | | |
| Flat 3, Mayfields, 39, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY | CV32 4EY | CV32 4 | 16/04/2021 | 180,000 | 181,703 | N | Flat | | 1 | 54 | 3,333 | 3,365 | Leasehold | | |
| 5, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX | CV32 4EX | CV32 4 | 24/01/2020 | 435,000 | 500,369 | N | Detached | | 3 to 4 | 78 | 5,577 | 6,415 | Freehold | | |
| 27, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX | CV32 4EX | CV32 4 | 06/05/2020 | 850,000 | 936,127 | N | Detached | | | 162 | 5,247 | 5,779 | Freehold | | |
| 13, Newbold Lawn, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EU | CV32 4EU | CV32 4 | 22/01/2020 | 197,725 | 205,205 | N | Flat | | 2 | 64 | 3,089 | 3,206 | Leasehold | | |
| Apartment 6, Newbold House, 23, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG | CV32 4EG | CV32 4 | 27/02/2020 | 715,000 | 738,746 | N | Flat | | | 137 | 5,214 | 5,387 | Leasehold | | |
| 17, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG | CV32 4EG | CV32 4 | 10/11/2020 | 1,746,500 | 1,913,517 | N | Detached | | | 447 | 3,907 | 4,281 | Freehold | | |
| Apartment 4, George House, 1, Parade, Leamington Spa, Warwickshire CV32 4DG | CV32 4DG | CV32 4 | 27/03/2020 | 224,000 | 224,081 | N | Flat | | 1 | 55 | 4,000 | 4,074 | Leasehold | | |
| Apartment 10, William House, 3, Parade, Leamington Spa, Warwickshire CV32 4DG | CV32 4DG | CV32 4 | 20/02/2020 | 340,000 | 351,292 | N | Flat | | 2 | 120 | 2,833 | 2,927 | Leasehold | | |
| 4, Lockhart Court, William Street, Leamington Spa, Warwickshire CV32 4BW | CV32 4BW | CV32 4 | 13/10/2020 | 615,000 | 632,088 | N | Flat | | | 134 | 4,590 | 4,717 | Leasehold | | |
| Apartment 5, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE | CV32 4AE | CV32 4 | 19/02/2020 | 270,000 | 278,967 | N | Flat | | 2 | 69 | 3,913 | 4,043 | Leasehold | | |
| Apartment 8, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE | CV32 4AE | CV32 4 | 21/12/2020 | 200,000 | 200,304 | N | Flat | | 2 | 60 | 3,361 | 3,366 | Leasehold | | |
| | | CV32 4 Average | | | | | | | | | | 4,040 | | | |
| 33, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 24/09/2020 | 344,950 | 374,837 | Y | Semi-detached | | | 81 | 4,259 | 4,628 | Freehold | | |
| 37, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 15/10/2020 | 356,950 | 385,716 | Y | Semi-detached | | | 86 | 4,151 | 4,485 | Freehold | | |
| 32, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 17/06/2020 | 334,950 | 360,783 | Y | Semi-detached | | | 81 | 4,135 | 4,454 | Freehold | | |
| 30, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 24/09/2020 | 324,950 | 353,104 | Y | Semi-detached | | | 81 | 4,012 | 4,359 | Freehold | | |
| 29, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP | CV31 3SP | CV31 3 | 04/09/2020 | 319,950 | 347,671 | Y | Semi-detached | | | 81 | 3,950 | 4,292 | Freehold | | |
| 7, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 14/08/2020 | 264,950 | 283,257 | Y | Terraced | | | 62 | 4,273 | 4,569 | Freehold | | |
| 5, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 07/08/2020 | 260,950 | 278,981 | Y | Terraced | | | 62 | 4,209 | 4,500 | Freehold | | |
| 3, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 21/08/2020 | 259,950 | 277,912 | Y | Terraced | | | 62 | 4,193 | 4,482 | Freehold | | |
| 11, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 16/07/2020 | 255,950 | 276,150 | Y | Terraced | | | 62 | 4,128 | 4,454 | Freehold | | |
| 14, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 17/07/2020 | 251,950 | 271,834 | Y | Terraced | | | 62 | 4,064 | 4,384 | Freehold | | |
| 15, Isambard Close, Leamington Spa, Warwickshire CV31 3SL | CV31 3SL | CV31 3 | 26/06/2020 | 253,950 | 268,132 | Y | Terraced | | | 62 | 4,096 | 4,325 | Freehold | | |
| 28, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 04/08/2020 | 160,000 | 165,329 | N | Flat | | 2 | 55 | 2,936 | 3,034 | Leasehold | | |
| 1, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 15/09/2020 | 155,000 | 159,422 | N | Flat | | 2 | 53 | 2,925 | 3,008 | Leasehold | | |
| 24, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU | CV31 3RU | CV31 3 | 28/02/2020 | 160,000 | 165,314 | N | Flat | | 2 | 63 | 2,547 | 2,632 | Leasehold | | |
| 8, Lockheed Close, Leamington Spa, Warwickshire CV31 3RS | CV31 3RS | CV31 3 | 05/05/2021 | 228,000 | 237,555 | N | Semi-detached | | 2 | 53 | 4,302 | 4,482 | Freehold | | |
| 3, Brakesmead, Leamington Spa, Warwickshire CV31 3RR | CV31 3RR | CV31 3 | 23/10/2020 | 212,000 | 229,085 | N | Semi-detached | | 2 | 53 | 4,038 | 4,364 | Freehold | | |
| 4, Brakesmead, Leamington Spa, Warwickshire CV31 3RR | CV31 3RR | CV31 3 | 21/04/2021 | 201,500 | 211,335 | N | Semi-detached | | 2 to 3 | 64 | 3,148 | 3,302 | Freehold | | |
| 12, Bonnicksen Close, Leamington Spa, Warwickshire CV31 3RP | CV31 3RP | CV31 3 | 12/03/2021 | 210,000 | 213,780 | N | Terraced | | 2 | 51 | 4,118 | 4,192 | Freehold | | |
| 10, Silver Birch Grove, Leamington Spa, Warwickshire CV31 3QY | CV31 3QY | CV31 3 | 17/01/2020 | 390,000 | 448,607 | N | Detached | | 3 | 100 | 3,900 | 4,486 | Freehold | | |
| 8, Hitchman Mews, Leamington Spa, Warwickshire CV31 3QW | CV31 3QW | CV31 3 | 18/01/2021 | 190,000 | 192,249 | N | Terraced | | 2 to 3 | 58 | 3,276 | 3,315 | Freehold | | |
| 9, Spruce Grove, Leamington Spa, Warwickshire CV31 3QU | CV31 3QU | CV31 3 | 12/02/2021 | 204,000 | 206,567 | N | Terraced | | 2 | 59 | 3,451 | 3,494 | Freehold | | |
| 5, Ginkgo Walk, Leamington Spa, Warwickshire CV31 3QT | CV31 3QT | CV31 3 | 18/12/2020 | 233,000 | 238,155 | N | Terraced | | 2 to 3 | 59 | 3,949 | 4,037 | Freehold | | |
| 1, Conifer Grove, Leamington Spa, Warwickshire CV31 3QS | CV31 3QS | CV31 3 | 16/06/2021 | 230,000 | 236,922 | N | Semi-detached | | 2 to 3 | 59 | 3,898 | 4,016 | Freehold | | |
| 38, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 04/12/2020 | 322,500 | 349,198 | N | Detached | | 2 to 3 | 79 | 4,082 | 4,420 | Freehold | | |
| 11, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 29/01/2021 | 318,000 | 339,911 | N | Detached | | 2 to 3 | 79 | 4,025 | 4,303 | Freehold | | |
| 16, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR | CV31 3QR | CV31 3 | 10/06/2021 | 360,000 | 376,681 | N | Detached | | 3 | 101 | 3,564 | 3,730 | Freehold | | |
| 10, St Helens Road, Leamington Spa, Warwickshire CV31 3QQ | CV31 3QQ | CV31 3 | 10/01/2020 | 375,000 | 418,303 | N | Semi-detached | | 3 to 4 | 104 | 3,606 | 4,022 | Freehold | | |
| Flat 4, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 12/05/2020 | 105,000 | 106,506 | N | Flat | | 1 | 24 | 4,375 | 4,438 | Leasehold | | |
| Flat 23, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 09/11/2021 | 110,000 | 110,000 | N | Flat | | 1 | 25 | 4,400 | 4,400 | Leasehold | | |
| Flat 19, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 20/03/2020 | 105,000 | 106,948 | N | Flat | | 1 | 25 | 4,200 | 4,278 | Leasehold | | |
| Flat 27, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 10/11/2020 | 96,000 | 97,293 | N | Flat | | 1 | 24 | 4,000 | 4,054 | Leasehold | | |
| Flat 17, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 16/01/2020 | 84,500 | 87,697 | N | Flat | | 1 | 24 | 3,521 | 3,654 | Leasehold | | |
| Flat 22, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP | CV31 3QP | CV31 3 | 11/08/2020 | 90,000 | 92,998 | N | Flat | | 1 | 26 | 3,462 | 3,577 | Leasehold | | |
| 7, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH | CV31 3QH | CV31 3 | 30/04/2020 | 277,000 | 288,238 | N | Terraced | | 3 | 83 | 3,337 | 3,473 | Freehold | | |
| 27, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH | CV31 3QH | CV31 3 | 25/02/2021 | 281,000 | | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 11, Waterside, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 18/08/2020 | 212,000 | 219,061 | N | Flat | | 2 | 61 | 3,475 | 3,591 | Leasehold | | |
| 9, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 26/05/2021 | 207,000 | 208,131 | N | Flat | | 2 to 3 | 58 | 3,569 | 3,588 | Leasehold | | |
| 15, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 30/09/2021 | 210,000 | 208,656 | N | Flat | | 2 to 3 | 64 | 3,281 | 3,260 | Leasehold | | |
| 5, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA | CV31 3QA | CV31 3 | 27/10/2021 | 200,000 | 196,046 | N | Flat | | 2 | 63 | 3,175 | 3,112 | Leasehold | | |
| Flat 4, Lancaster House, 30, Avenue Road, Leamington Spa, Warwickshire CV31 3PY | CV31 3PY | CV31 3 | 02/10/2020 | 131,000 | 134,640 | N | Flat | | 1 | 41 | 3,195 | 3,284 | Leasehold | | |
| 15, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 27/05/2021 | 355,137 | 360,998 | N | Terraced | | 2 to 3 | 81 | 4,384 | 4,457 | Freehold | | |
| 11, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 11/09/2020 | 380,000 | 402,733 | N | Terraced | | 2 to 3 | 100 | 3,800 | 4,027 | Freehold | | |
| 13, Victoria Street, Leamington Spa, Warwickshire CV31 3PU | CV31 3PU | CV31 3 | 09/10/2020 | 364,800 | 394,199 | N | Semi-detached | | 2 to 3 | 98 | 3,722 | 4,022 | Freehold | | |
| 5, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 29/01/2021 | 925,000 | 988,736 | N | Detached | | | 189 | 4,894 | 5,231 | Freehold | | |
| 9, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 29/01/2021 | 635,250 | 662,915 | N | Semi-detached | | 3 | 136 | 4,671 | 4,874 | Freehold | | |
| 15, Archery Road, Leamington Spa, Warwickshire CV31 3PT | CV31 3PT | CV31 3 | 24/06/2021 | 590,000 | 591,112 | N | Terraced | | 3 to 4 | 132 | 4,470 | 4,478 | Freehold | | |
| 26, The Old Library, Avenue Road, Leamington Spa, Warwickshire CV31 3PS | CV31 3PS | CV31 3 | 04/03/2020 | 400,000 | 407,421 | N | Flat | | | 106 | 3,774 | 3,844 | Leasehold | | |
| 5, York Road, Leamington Spa, Warwickshire CV31 3PR | CV31 3PR | CV31 3 | 08/07/2020 | 925,000 | 1,019,176 | N | Semi-detached | | | 242 | 3,822 | 4,211 | Freehold | | |
| 67, Avenue Road, Leamington Spa, Warwickshire CV31 3PF | CV31 3PF | CV31 3 | 10/07/2020 | 825,000 | 939,528 | N | Detached | | | 237 | 3,481 | 3,964 | Freehold | | |
| 55, Avenue Road, Leamington Spa, Warwickshire CV31 3PF | CV31 3PF | CV31 3 | 14/02/2020 | 675,000 | 747,952 | N | Semi-detached | | | 241 | 2,801 | 3,104 | Freehold | | |
| 3, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ | CV31 3NZ | CV31 3 | 28/05/2021 | 602,000 | 627,229 | N | Semi-detached | | 3 to 4 | 132 | 4,561 | 4,752 | Freehold | | |
| 11, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ | CV31 3NZ | CV31 3 | 10/07/2020 | 435,000 | 479,288 | N | Semi-detached | | 3 | 106 | 4,104 | 4,522 | Freehold | | |
| Apartment 47, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 07/05/2021 | 288,000 | 289,574 | N | Flat | | 2 | 61 | 4,721 | 4,747 | Leasehold | | |
| Apartment 66, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 25/06/2021 | 180,000 | 179,167 | N | Flat | | 1 | 51 | 3,529 | 3,513 | Leasehold | | |
| Apartment 37, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 29/04/2021 | 180,000 | 181,703 | N | Flat | | 1 | 52 | 3,462 | 3,494 | Leasehold | | |
| Apartment 56, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 30/04/2021 | 251,000 | 253,375 | N | Flat | | 2 | 73 | 3,438 | 3,471 | Leasehold | | |
| Apartment 10, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND | CV31 3ND | CV31 3 | 15/07/2021 | 180,000 | 182,753 | N | Flat | | 2 to 3 | 65 | 2,769 | 2,812 | Leasehold | | |
| 171, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS | CV31 3LS | CV31 3 | 17/01/2020 | 135,000 | 140,107 | N | Flat | | | 54 | 2,500 | 2,595 | Leasehold | | |
| 162, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS | CV31 3LS | CV31 3 | 26/03/2021 | 138,000 | 138,991 | N | Flat | | | 54 | 2,556 | 2,574 | Leasehold | | |
| 2, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 28/05/2021 | 227,700 | 228,944 | N | Flat | | | 69 | 3,300 | 3,318 | Leasehold | | |
| 49, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 29/01/2021 | 180,000 | 178,684 | N | Flat | | | 54 | 3,333 | 3,309 | Leasehold | | |
| 12, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 18/02/2021 | 227,700 | 227,144 | N | Flat | | | 74 | 3,077 | 3,070 | Leasehold | | |
| 96, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ | CV31 3LQ | CV31 3 | 01/04/2021 | 212,850 | 214,864 | N | Flat | | | 70 | 3,041 | 3,069 | Leasehold | | |
| 7, Philip Court, Kingsway, Leamington Spa, Warwickshire CV31 3LN | CV31 3LN | CV31 3 | 06/11/2020 | 160,000 | 162,156 | N | Flat | | 2 | 70 | 2,286 | 2,317 | Leasehold | | |
| 48, Elizabeth Road, Leamington Spa, Warwickshire CV31 3LJ | CV31 3LJ | CV31 3 | 23/10/2020 | 310,000 | 334,982 | N | Semi-detached | | 3 to 4 | 100 | 3,100 | 3,350 | Freehold | | |
| 28, Sapphire Drive, Leamington Spa, Warwickshire CV31 3LB | CV31 3LB | CV31 3 | 14/05/2021 | 172,000 | 172,940 | N | Flat | | 2 | 58 | 2,966 | 2,982 | Leasehold | | |
| 34, Queensway, Leamington Spa, Warwickshire CV31 3JY | CV31 3JY | CV31 3 | 21/12/2020 | 295,000 | 311,561 | N | Semi-detached | | 3 to 4 | 102 | 2,892 | 3,055 | Freehold | | |
| 9, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN | CV31 3JN | CV31 3 | 20/11/2020 | 210,000 | 217,843 | N | Terraced | | 3 | 66 | 3,182 | 3,301 | Freehold | | |
| 13, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN | CV31 3JN | CV31 3 | 09/03/2020 | 290,000 | 316,257 | N | Semi-detached | | 3 | 96 | 3,021 | 3,294 | Freehold | | |
| 47, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ | CV31 3JJ | CV31 3 | 23/10/2020 | 224,465 | 242,554 | N | Semi-detached | | 2 to 3 | 70 | 3,207 | 3,465 | Freehold | | |
| 41, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ | CV31 3JJ | CV31 3 | 23/07/2021 | 232,500 | 238,133 | N | Terraced | | 2 to 3 | 73 | 3,185 | 3,262 | Freehold | | |
| 7, England Crescent, Leamington Spa, Warwickshire CV31 3JH | CV31 3JH | CV31 3 | 19/05/2021 | 257,500 | 268,291 | N | Semi-detached | | 2 to 3 | 90 | 2,861 | 2,981 | Freehold | | |
| 8, Westlea Road, Leamington Spa, Warwickshire CV31 3JF | CV31 3JF | CV31 3 | 23/10/2020 | 240,000 | 259,341 | N | Semi-detached | | 2 | 64 | 3,750 | 4,052 | Freehold | | |
| 10, Westlea Road, Leamington Spa, Warwickshire CV31 3JF | CV31 3JF | CV31 3 | 23/04/2021 | 225,000 | 229,564 | N | Terraced | | 2 | 57 | 3,947 | 4,027 | Freehold | | |
| 65, Westlea Road, Leamington Spa, Warwickshire CV31 3JE | CV31 3JE | CV31 3 | 26/11/2020 | 230,000 | 245,874 | N | Semi-detached | | 2 to 3 | 74 | 3,108 | 3,323 | Freehold | | |
| 59, Bury Road, Leamington Spa, Warwickshire CV31 3JD | CV31 3JD | CV31 3 | 23/10/2020 | 235,000 | 253,938 | N | Semi-detached | | 2 to 3 | 68 | 3,456 | 3,734 | Freehold | | |
| 73, Kennan Avenue, Leamington Spa, Warwickshire CV31 3HZ | CV31 3HZ | CV31 3 | 07/05/2021 | 212,400 | 215,905 | N | Terraced | | 3 | 68 | 3,124 | 3,175 | Freehold | | |
| 21, Bury Road, Leamington Spa, Warwickshire CV31 3HR | CV31 3HR | CV31 3 | 27/04/2020 | 167,500 | 178,186 | N | Semi-detached | | 2 to 3 | 73 | 2,295 | 2,441 | Freehold | | |
| 1, Bury Road, Leamington Spa, Warwickshire CV31 3HP | CV31 3HP | CV31 3 | 07/06/2021 | 227,500 | 234,346 | N | Semi-detached | | 2 to 3 | 72 | 3,160 | 3,255 | Freehold | | |
| 52, Bury Road, Leamington Spa, Warwickshire CV31 3HN | CV31 3HN | CV31 3 | 13/11/2020 | 245,000 | 261,909 | N | Semi-detached | | 2 to 3 | 69 | 3,551 | 3,796 | Freehold | | |
| 5, Hawthorn Road, Leamington Spa, Warwickshire CV31 3HD | CV31 3HD | CV31 3 | 16/04/2021 | 275,000 | 280,578 | N | Terraced | | 3 to 4 | 106 | 2,594 | 2,647 | Freehold | | |
| 1, Maple Road, Leamington Spa, Warwickshire CV31 3HA | CV31 3HA | CV31 3 | 03/11/2020 | 292,000 | 312,153 | N | Semi-detached | | 3 | 95 | 3,074 | 3,286 | Freehold | | |
| 25, Cashmore Avenue, Leamington Spa, Warwickshire CV31 3EU | CV31 3EU | CV31 3 | 07/10/2021 | 286,500 | 280,847 | N | Terraced | | 3 | 90 | 3,183 | 3,121 | Freehold | | |
| 33, Windmill Road, Leamington Spa, Warwickshire CV31 3ES | CV31 3ES | CV31 3 | 19/02/2021 | 217,000 | 219,730 | N | Terraced | | 2 | 60 | 3,617 | 3,662 | Freehold | | |
| 185, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EN | CV31 3EN | CV31 3 | 25/09/2020 | 700,000 | 760,649 | N | Semi-detached | | | 249 | 2,811 | 3,055 | Freehold | | |
| 168, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF | CV31 3EF | CV31 3 | 12/03/2021 | 253,100 | 264,865 | N | Semi-detached | | 3 | 86 | 2,943 | 3,080 | Freehold | | |
| 170, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF | CV31 3EF | CV31 3 | 31/01/2020 | 218,000 | 243,173 | N | Semi-detached | | 3 | 88 | 2,477 | 2,763 | Freehold | | |
| Flat 6, Redberry Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3EB | CV31 3EB | CV31 3 | 10/01/2020 | 167,000 | 173,318 | N | Flat | | 2 | 71 | 2,349 | 2,438 | Leasehold | | |
| 14, Tachbrook Court, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DY | CV31 3DY | CV31 3 | 27/03/2020 | 172,500 | 175,700 | N | Flat | | 2 | 62 | 2,782 | 2,834 | Leasehold | | |
| 27, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DW | CV31 3DW | CV31 3 | 17/01/2020 | 321,000 | 350,603 | N | Terraced | | 3 to 4 | 131 | 2,450 | 2,676 | Freehold | | |
| 77, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DT | CV31 3DT | CV31 3 | 23/11/2020 | 286,000 | 296,681 | N | Terraced | | 3 to 4 | 111 | 2,577 | 2,673 | Freehold | | |
| 16, Maxstoke Gardens, Leamington Spa, Warwickshire CV31 3DS | CV31 3DS | CV31 3 | 26/03/2021 | 155,000 | 156,113 | N | Flat | | 2 to 3 | 67 | 2,313 | 2,330 | Leasehold | | |
| 10, Priory Street, Leamington Spa, Warwickshire CV31 3DR | CV31 3DR | CV31 3 | 09/01/2020 | 410,000 | 471,612 | N | Detached | | | 117 | 3,504 | 4,031 | Freehold | | |
| 437, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ | CV31 3DQ | CV31 3 | 14/10/2020 | 390,000 | 432,226 | N | Detached | | 3 | 78 | 5,000 | 5,541 | Freehold | | |
| 451, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ | CV31 3DQ | CV31 3 | 09/07/2020 | 571,000 | 650,267 | N | Detached | | | 214 | 2,668 | 3,039 | Freehold | | |
| 409, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 18/09/2020 | 264,500 | 287,417 | N | Semi-detached | | 2 to 3 | 60 | 4,408 | 4,790 | Freehold | | |
| 413, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 25/02/2021 | 268,500 | 280,016 | N | Semi-detached | | 3 | 78 | 3,434 | 3,582 | Freehold | | |
| 373, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF | CV31 3DF | CV31 3 | 08/01/2021 | 260,000 | 271,323 | N | Semi-detached | | 3 to 4 | 87 | 2,979 | 3,109 | Freehold | | |
| 311, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 06/04/2021 | 255,000 | 260,173 | N | Terraced | | 2 to 3 | 66 | 3,864 | 3,942 | Freehold | | |
| 303, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 24/01/2020 | 255,000 | 284,446 | N | Semi-detached | | 3 | 78 | 3,269 | 3,647 | Freehold | | |
| 353, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE | CV31 3DE | CV31 3 | 15/01/2021 | 274,550 | 286,506 | N | Semi-detached | | 3 | 85 | 3,230 | 3,371 | Freehold | | |
| 48, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 27/08/2021 | 270,000 | 270,826 | N | Terraced | | 2 to 3 | 70 | 3,857 | 3,869 | Freehold | | |
| 53a, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 18/06/2021 | 254,000 | 254,479 | N | Terraced | | 3 | 84 | 3,024 | 3,030 | Freehold | | |
| 73, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW | CV31 3BW | CV31 3 | 12/02/2021 | 270,000 | 281,581 | N | Semi-detached | | 3 | 111 | 2,432 | 2,537 | Freehold | | |
| 3, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 23/09/2021 | 225,000 | 225,145 | N | Terraced | | 2 | 47 | 4,787 | 4,790 | Freehold | | |
| 1, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 09/11/2020 | 220,000 | 228,216 | N | Terraced | | 2 | 54 | 4,074 | 4,226 | Freehold | | |
| 2, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 01/10/2020 | 206,150 | 216,882 | N | Terraced | | 2 to 3 | 55 | 3,748 | 3,943 | Freehold | | |
| 86, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 11/03/2021 | 261,400 | 273,551 | N | Semi-detached | | 3 | 71 | 3,682 | 3,853 | Freehold | | |
| 57, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 07/05/2021 | 173,000 | 173,945 | N | Flat | | 2 | 51 | 3,392 | 3,411 | Leasehold | | |
| 55, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 22/06/2020 | 160,000 | 162,809 | N | Flat | | 2 | 48 | 3,333 | 3,392 | Leasehold | | |
| 53, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 14/08/2020 | 165,000 | 170,495 | N | Flat | | 2 | 51 | 3,235 | 3,343 | Leasehold | | |
| 6, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 23/04/2021 | 175,000 | 176,656 | N | Flat | | 2 | 55 | 3,182 | 3,212 | Leasehold | | |
| 15, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU | CV31 3BU | CV31 3 | 18/12/2020 | 165,500 | 165,752 | N | Flat | | 2 | 54 | 3,065 | 3,069 | Leasehold | | |
| 57, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BT | CV31 3BT | CV31 3 | 22/02/2021 | 212,000 | 214,667</ | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 18, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BS | CV31 3BS | CV31 3 | 04/06/2021 | 276,000 | 276,520 | N | Terraced | | 2 to 3 | 84 | 3,286 | 3,292 | Freehold | | |
| 14, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BQ | CV31 3BQ | CV31 3 | 27/03/2020 | 250,000 | 266,986 | N | Terraced | | 3 | 94 | 2,660 | 2,840 | Freehold | | |
| 79, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BG | CV31 3BG | CV31 3 | 22/01/2020 | 321,000 | 358,067 | N | Semi-detached | | 3 to 4 | 146 | 2,199 | 2,453 | Freehold | | |
| 27, St Georges Road, Leamington Spa, Warwickshire CV31 3AZ | CV31 3AZ | CV31 3 | 13/08/2021 | 277,000 | 277,848 | N | Terraced | | 2 to 3 | 67 | 4,134 | 4,147 | Freehold | | |
| 10, St Georges Road, Leamington Spa, Warwickshire CV31 3AY | CV31 3AY | CV31 3 | 18/01/2021 | 245,000 | 247,900 | N | Terraced | | 3 | 88 | 2,784 | 2,817 | Freehold | | |
| 4, Wise Terrace, Leamington Spa, Warwickshire CV31 3AS | CV31 3AS | CV31 3 | 31/07/2020 | 450,000 | 512,470 | N | Detached | | | 191 | 2,356 | 2,683 | Freehold | | |
| Flat 14, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN | CV31 3AN | CV31 3 | 06/03/2020 | 166,250 | 169,334 | N | Flat | | 2 | 54 | 3,079 | 3,136 | Leasehold | | |
| Flat 18, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN | CV31 3AN | CV31 3 | 28/02/2020 | 147,500 | 152,399 | N | Flat | | 1 | 62 | 2,379 | 2,458 | Leasehold | | |
| | | CV31 3 Average | | | | | | | | | | 3,607 | | | |
| 6, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW | CV31 2TW | CV31 2 | 01/02/2021 | 395,000 | 421,332 | N | Detached | | | 114 | 3,465 | 3,696 | Freehold | | |
| 1, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW | CV31 2TW | CV31 2 | 18/02/2021 | 366,000 | 390,399 | N | Detached | | | 106 | 3,453 | 3,683 | Freehold | | |
| 14, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ | CV31 2TQ | CV31 2 | 20/01/2021 | 304,000 | 317,239 | N | Semi-detached | | 3 | 75 | 4,053 | 4,230 | Freehold | | |
| 3, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ | CV31 2TQ | CV31 2 | 20/04/2021 | 250,000 | 262,202 | N | Semi-detached | | 2 to 3 | 62 | 4,032 | 4,229 | Freehold | | |
| 17, Frances Gibbs Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2TN | CV31 2TN | CV31 2 | 26/08/2020 | 270,000 | 305,819 | N | Detached | | 2 to 3 | 63 | 4,286 | 4,854 | Freehold | | |
| 9, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 01/10/2020 | 315,000 | 331,399 | N | Terraced | | 3 | 77 | 4,091 | 4,304 | Freehold | | |
| 3, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 24/08/2020 | 255,100 | 272,727 | N | Terraced | | 2 to 3 | 71 | 3,593 | 3,841 | Freehold | | |
| 22, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 25/03/2020 | 205,000 | 208,803 | N | Flat | | 2 to 3 | 61 | 3,361 | 3,423 | Leasehold | | |
| 37, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH | CV31 2TH | CV31 2 | 22/05/2020 | 211,100 | 214,128 | N | Flat | | 2 | 80 | 2,639 | 2,677 | Leasehold | | |
| 31, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 05/05/2021 | 265,000 | 276,106 | N | Semi-detached | | 2 | 58 | 4,569 | 4,760 | Freehold | | |
| 91, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 25/09/2020 | 260,000 | 290,477 | N | Detached | | 2 | 63 | 4,127 | 4,611 | Freehold | | |
| 79, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 16/12/2020 | 264,950 | 279,824 | N | Semi-detached | | 2 to 3 | 62 | 4,273 | 4,513 | Freehold | | |
| 72, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 07/02/2020 | 235,000 | 260,398 | N | Semi-detached | | 2 to 3 | 63 | 3,730 | 4,133 | Freehold | | |
| 50, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 31/01/2020 | 280,000 | 305,822 | N | Terraced | | 2 to 3 | 76 | 3,684 | 4,024 | Freehold | | |
| 3, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 06/08/2021 | 395,000 | 406,370 | N | Detached | | 3 to 4 | 105 | 3,762 | 3,870 | Freehold | | |
| 62, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 05/03/2021 | 320,000 | 334,875 | N | Semi-detached | | 3 | 89 | 3,596 | 3,763 | Freehold | | |
| 74, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG | CV31 2TG | CV31 2 | 16/04/2021 | 260,000 | 272,691 | N | Semi-detached | | 2 to 3 | 73 | 3,562 | 3,735 | Freehold | | |
| 7, Justice Close, Whitnash, Leamington Spa, Warwickshire CV31 2TF | CV31 2TF | CV31 2 | 24/07/2020 | 340,000 | 387,199 | N | Detached | | 3 | 106 | 3,208 | 3,653 | Freehold | | |
| 40, Weilerswist Drive, Whitnash, Leamington Spa, Warwickshire CV31 2TD | CV31 2TD | CV31 2 | 03/09/2020 | 217,500 | 230,511 | N | Terraced | | 2 to 3 | 62 | 3,508 | 3,718 | Freehold | | |
| 10, Magnolia Drive, Whitnash, Leamington Spa, Warwickshire CV31 2SZ | CV31 2SZ | CV31 2 | 01/04/2021 | 375,000 | 400,709 | N | Detached | | | 93 | 4,032 | 4,309 | Freehold | | |
| 14, Hebe Way, Whitnash, Leamington Spa, Warwickshire CV31 2SX | CV31 2SX | CV31 2 | 26/03/2021 | 245,000 | 249,410 | N | Terraced | | | 71 | 3,451 | 3,513 | Freehold | | |
| 11, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 12/11/2020 | 455,000 | 498,512 | N | Detached | | | 123 | 3,699 | 4,053 | Freehold | | |
| 40, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 04/06/2021 | 451,000 | 471,898 | N | Detached | | | 123 | 3,667 | 3,837 | Freehold | | |
| 17, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ | CV31 2SQ | CV31 2 | 27/11/2020 | 240,000 | 248,963 | N | Terraced | | | 72 | 3,333 | 3,458 | Freehold | | |
| 9, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 03/03/2021 | 465,000 | 496,963 | N | Detached | | | 144 | 3,229 | 3,451 | Freehold | | |
| 3, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 29/03/2021 | 675,000 | 721,397 | N | Detached | | | 220 | 3,068 | 3,279 | Freehold | | |
| 5, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN | CV31 2SN | CV31 2 | 26/03/2021 | 435,000 | 464,901 | N | Detached | | | 144 | 3,021 | 3,228 | Freehold | | |
| 6, Dawson Close, Whitnash, Leamington Spa, Warwickshire CV31 2RZ | CV31 2RZ | CV31 2 | 12/06/2020 | 269,000 | 289,747 | N | Semi-detached | | 2 | 62 | 4,339 | 4,673 | Freehold | | |
| 3, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX | CV31 2RX | CV31 2 | 29/03/2021 | 236,100 | 247,075 | N | Semi-detached | | 2 | 58 | 4,071 | 4,260 | Freehold | | |
| 16, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX | CV31 2RX | CV31 2 | 09/03/2021 | 215,000 | 224,994 | N | Semi-detached | | 2 to 3 | 65 | 3,308 | 3,461 | Freehold | | |
| 8, Barford Approach, Whitnash, Leamington Spa, Warwickshire CV31 2RU | CV31 2RU | CV31 2 | 03/06/2021 | 238,000 | 238,449 | N | Terraced | | 2 to 3 | 84 | 2,833 | 2,839 | Freehold | | |
| 4, Cherry Blossom Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RT | CV31 2RT | CV31 2 | 07/09/2020 | 235,000 | 255,361 | N | Semi-detached | | 2 to 3 | 67 | 3,507 | 3,811 | Freehold | | |
| 25, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS | CV31 2RS | CV31 2 | 13/05/2021 | 239,000 | 249,016 | N | Semi-detached | | 2 | 60 | 3,983 | 4,150 | Freehold | | |
| 18, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS | CV31 2RS | CV31 2 | 24/02/2021 | 275,000 | 286,795 | N | Semi-detached | | 2 to 3 | 91 | 3,022 | 3,152 | Freehold | | |
| 42, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 13/11/2020 | 275,000 | 293,980 | N | Semi-detached | | 2 to 3 | 75 | 3,667 | 3,920 | Freehold | | |
| 66, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 26/03/2021 | 470,000 | 502,306 | N | Detached | | 3 | 146 | 3,218 | 3,439 | Freehold | | |
| 55, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 02/11/2020 | 265,000 | 274,897 | N | Terraced | | 2 to 3 | 80 | 3,313 | 3,436 | Freehold | | |
| 31, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 09/10/2020 | 262,500 | 283,654 | N | Semi-detached | | 2 to 3 | 84 | 3,125 | 3,377 | Freehold | | |
| 56, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN | CV31 2RN | CV31 2 | 12/02/2021 | 279,950 | 283,472 | N | Terraced | | 2 to 3 | 90 | 3,111 | 3,150 | Freehold | | |
| 8, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ | CV31 2RJ | CV31 2 | 25/06/2021 | 280,000 | 280,528 | N | Terraced | | 2 to 3 | 84 | 3,333 | 3,340 | Freehold | | |
| 14, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ | CV31 2RJ | CV31 2 | 01/02/2021 | 335,000 | 349,369 | N | Semi-detached | | 3 to 4 | 118 | 2,839 | 2,961 | Freehold | | |
| 8, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH | CV31 2RH | CV31 2 | 20/08/2021 | 240,000 | 244,236 | N | Semi-detached | | 2 | 67 | 3,582 | 3,645 | Freehold | | |
| 23, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH | CV31 2RH | CV31 2 | 06/08/2021 | 266,500 | 271,203 | N | Semi-detached | | 3 | 77 | 3,461 | 3,522 | Freehold | | |
| 2, Burrows Close, Whitnash, Leamington Spa, Warwickshire CV31 2RG | CV31 2RG | CV31 2 | 27/02/2020 | 203,000 | 220,041 | N | Terraced | | 2 | 68 | 2,985 | 3,236 | Freehold | | |
| 2, Holmes Road, Whitnash, Leamington Spa, Warwickshire CV31 2RF | CV31 2RF | CV31 2 | 13/01/2021 | 315,000 | 328,718 | N | Semi-detached | | 3 | 99 | 3,191 | 3,330 | Freehold | | |
| 7, Villebon Way, Whitnash, Leamington Spa, Warwickshire CV31 2RD | CV31 2RD | CV31 2 | 16/03/2021 | 287,000 | 300,341 | N | Semi-detached | | 2 to 3 | 97 | 2,959 | 3,096 | Freehold | | |
| 6, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 31/07/2020 | 308,000 | 350,757 | N | Detached | | 2 to 3 | 100 | 3,080 | 3,508 | Freehold | | |
| 14, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 18/02/2021 | 450,000 | 479,999 | N | Detached | | | 166 | 2,711 | 2,892 | Freehold | | |
| 1, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB | CV31 2RB | CV31 2 | 10/02/2021 | 180,000 | 179,561 | N | Flat | | 2 to 3 | 76 | 2,368 | 2,363 | Leasehold | | |
| 16, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 30/07/2021 | 235,000 | 245,838 | N | Semi-detached | | 2 | 61 | 3,852 | 4,030 | Freehold | | |
| 1, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 30/10/2020 | 218,000 | 235,568 | N | Semi-detached | | 2 | 65 | 3,354 | 3,624 | Freehold | | |
| 12, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA | CV31 2RA | CV31 2 | 17/01/2020 | 305,000 | 333,127 | N | Terraced | | 3 to 4 | 126 | 2,421 | 2,644 | Freehold | | |
| 90, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ | CV31 2QZ | CV31 2 | 23/07/2021 | 285,000 | 298,145 | N | Semi-detached | | 2 | 78 | 3,654 | 3,822 | Freehold | | |
| 43, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ | CV31 2QZ | CV31 2 | 17/06/2021 | 297,000 | 305,938 | N | Semi-detached | | 3 | 91 | 3,264 | 3,362 | Freehold | | |
| 73, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY | CV31 2QY | CV31 2 | 22/04/2020 | 252,000 | 268,077 | N | Semi-detached | | 2 | 72 | 3,500 | 3,723 | Freehold | | |
| 95, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY | CV31 2QY | CV31 2 | 21/09/2021 | 392,500 | 397,636 | N | Detached | | | 113 | 3,473 | 3,519 | Freehold | | |
| 17, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX | CV31 2QX | CV31 2 | 12/06/2020 | 259,000 | 278,975 | N | Semi-detached | | 3 | 82 | 3,159 | 3,402 | Freehold | | |
| 20, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX | CV31 2QX | CV31 2 | 19/08/2021 | 265,000 | 265,811 | N | Terraced | | 2 to 3 | 84 | 3,155 | 3,164 | Freehold | | |
| 22, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT | CV31 2QT | CV31 2 | 23/10/2020 | 322,000 | 347,949 | N | Semi-detached | | 3 to 4 | 106 | 3,038 | 3,283 | Freehold | | |
| 10, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT | CV31 2QT | CV31 2 | 07/06/2021 | 312,500 | 321,904 | N | Semi-detached | | 2 to 3 | 104 | 3,005 | 3,095 | Freehold | | |
| 2, Rectory Close, Whitnash, Leamington Spa, Warwickshire CV31 2QS | CV31 2QS | CV31 2 | 27/11/2020 | 270,000 | 288,634 | N | Semi-detached | | 3 to 4 | 103 | 2,621 | 2,802 | Freehold | | |
| 37, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QQ | CV31 2QQ | CV31 2 | 05/01/2021 | 261,500 | 272,888 | N | Semi-detached | | 2 to 3 | 79 | 3,310 | 3,454 | Freehold | | |
| 40, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QG | CV31 2QG | CV31 2 | 09/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 95 | 2,375 | 2,423 | Freehold | | |
| 12, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE | CV31 2QE | CV31 2 | 09/04/2021 | 312,000 | 327,229 | N | Semi-detached | | 3 | 98 | 3,184 | 3,339 | Freehold | | |
| 10, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE | CV31 2QE | CV31 2 | 12/03/2021 | 328,000 | 343,247 | N | Semi-detached | | | 125 | 2,624 | 2,746 | Freehold | | |
| 2, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD | CV31 2QD | CV31 2 | 20/03/2020 | 350,000 | 392,369 | N | Detached | | 2 to 3 | 89 | 3,933 | 4,409 | Freehold | | |
| 12a, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD | CV31 2QD | CV31 2 | 29/06/2021 | 320,000 | 329,630 | N | Semi-detached | | 3 | 100 | 3,200 | 3,296 | Freehold | | |
| 53, Golf Lane, Whitnash, Leamington Spa, Warwickshire CV31 2QB | CV31 2QB | CV31 2 | 14/08/2020 | 715,000 | 809,854 | N | Detached | | 3 | 164 | 4,360 | 4,938 | Freehold | | |
| 16, Markham Drive, Whitnash, Leamington Spa, Warwickshire CV31 2PP | CV31 2PP | CV31 2 | 30/04/2021 | 125,000 | 126,183 | N | Flat | | 1 | 37 | 3,378 | 3,410 | Le | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 54, Southway, Leamington Spa, Warwickshire CV31 2PF | CV31 2PF | CV31 2 | 19/10/2021 | 253,000 | 248,981 | N | Semi-detached | | 2 to 3 | 89 | 2,843 | 2,798 | Freehold | | |
| 32, Southway, Leamington Spa, Warwickshire CV31 2PE | CV31 2PE | CV31 2 | 04/09/2020 | 170,000 | 184,729 | N | Semi-detached | | 2 to 3 | 75 | 2,267 | 2,463 | Freehold | | |
| 16, Haseley Close, Leamington Spa, Warwickshire CV31 2PD | CV31 2PD | CV31 2 | 14/05/2021 | 208,000 | 216,717 | N | Semi-detached | | 3 | 77 | 2,701 | 2,815 | Freehold | | |
| Flat 2, 9, Haseley Close, Leamington Spa, Warwickshire CV31 2PD | CV31 2PD | CV31 2 | 11/09/2020 | 157,000 | 161,479 | N | Flat | | 2 | 64 | 2,453 | 2,523 | Leasehold | | |
| 11, Redland Road, Leamington Spa, Warwickshire CV31 2PB | CV31 2PB | CV31 2 | 31/01/2020 | 220,000 | 240,289 | N | Terraced | | 3 | 86 | 2,558 | 2,794 | Freehold | | |
| 25, Arden Close, Leamington Spa, Warwickshire CV31 2PA | CV31 2PA | CV31 2 | 17/12/2020 | 208,000 | 219,677 | N | Semi-detached | | 2 to 3 | 67 | 3,104 | 3,279 | Freehold | | |
| 21, Arden Close, Leamington Spa, Warwickshire CV31 2PA | CV31 2PA | CV31 2 | 27/08/2021 | 230,700 | 234,772 | N | Semi-detached | | 3 | 75 | 3,076 | 3,130 | Freehold | | |
| 35, Henley Road, Leamington Spa, Warwickshire CV31 2NZ | CV31 2NZ | CV31 2 | 29/04/2021 | 208,000 | 218,152 | N | Semi-detached | | 2 | 67 | 3,104 | 3,256 | Freehold | | |
| 8, Henley Road, Leamington Spa, Warwickshire CV31 2NY | CV31 2NY | CV31 2 | 10/12/2020 | 225,000 | 237,631 | N | Semi-detached | | 2 to 3 | 78 | 2,885 | 3,047 | Freehold | | |
| 14, Henley Road, Leamington Spa, Warwickshire CV31 2NY | CV31 2NY | CV31 2 | 31/01/2020 | 225,000 | 250,982 | N | Semi-detached | | 3 | 94 | 2,394 | 2,670 | Freehold | | |
| 41, St Margarets Road, Leamington Spa, Warwickshire CV31 2NX | CV31 2NX | CV31 2 | 07/03/2020 | 200,000 | 213,588 | N | Terraced | | 2 to 3 | 76 | 2,632 | 2,810 | Freehold | | |
| 59, St Margarets Road, Leamington Spa, Warwickshire CV31 2NU | CV31 2NU | CV31 2 | 26/06/2020 | 260,000 | 280,052 | N | Semi-detached | | 3 | 111 | 2,342 | 2,523 | Freehold | | |
| 15, Grosvenor Road, Leamington Spa, Warwickshire CV31 2NN | CV31 2NN | CV31 2 | 27/02/2020 | 288,000 | 319,126 | N | Semi-detached | | 3 | 86 | 3,349 | 3,711 | Freehold | | |
| 3, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 18/12/2020 | 220,000 | 232,350 | N | Semi-detached | | 2 to 3 | 70 | 3,143 | 3,319 | Freehold | | |
| 26, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 24/04/2020 | 315,000 | 335,096 | N | Semi-detached | | 3 | 105 | 3,000 | 3,191 | Freehold | | |
| 16, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 14/08/2020 | 370,000 | 405,509 | N | Semi-detached | | 3 to 4 | 130 | 2,846 | 3,119 | Freehold | | |
| 14, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ | CV31 2NJ | CV31 2 | 08/01/2021 | 265,136 | 276,682 | N | Semi-detached | | 3 to 4 | 119 | 2,228 | 2,325 | Freehold | | |
| 22, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF | CV31 2NF | CV31 2 | 04/03/2020 | 302,500 | 329,889 | N | Semi-detached | | 3 | 79 | 3,836 | 4,183 | Freehold | | |
| 72, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF | CV31 2NF | CV31 2 | 05/02/2021 | 265,000 | 276,366 | N | Semi-detached | | 2 to 3 | 87 | 3,046 | 3,177 | Freehold | | |
| 25, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 18/02/2021 | 307,000 | 320,168 | N | Semi-detached | | 3 to 4 | 78 | 3,936 | 4,105 | Freehold | | |
| 53, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 11/05/2021 | 285,000 | 296,944 | N | Semi-detached | | 3 | 87 | 3,276 | 3,413 | Freehold | | |
| 83, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 22/09/2020 | 350,000 | 380,324 | N | Semi-detached | | | 136 | 2,574 | 2,797 | Freehold | | |
| 37, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB | CV31 2NB | CV31 2 | 19/02/2021 | 345,000 | 359,798 | N | Semi-detached | | | 149 | 2,315 | 2,415 | Freehold | | |
| 19, Ashford Road, Whitnash, Leamington Spa, Warwickshire CV31 2NA | CV31 2NA | CV31 2 | 13/11/2020 | 320,000 | 350,602 | N | Detached | | 2 to 3 | 77 | 4,156 | 4,553 | Freehold | | |
| 134, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 23/07/2021 | 300,000 | 313,836 | N | Semi-detached | | 3 to 4 | 72 | 4,167 | 4,359 | Freehold | | |
| 144, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 24/01/2020 | 269,750 | 300,899 | N | Semi-detached | | 3 | 76 | 3,549 | 3,959 | Freehold | | |
| 158, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ | CV31 2LZ | CV31 2 | 04/12/2020 | 235,000 | 248,192 | N | Semi-detached | | 2 to 3 | 68 | 3,456 | 3,650 | Freehold | | |
| 79, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LX | CV31 2LX | CV31 2 | 25/08/2020 | 350,000 | 383,590 | N | Semi-detached | | 3 | 68 | 5,147 | 5,641 | Freehold | | |
| 116, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2LT | CV31 2LT | CV31 2 | 15/03/2021 | 222,500 | 232,843 | N | Semi-detached | | 2 | 61 | 3,648 | 3,817 | Freehold | | |
| 23, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 26/03/2020 | 207,000 | 221,064 | N | Terraced | | 2 | 63 | 3,286 | 3,509 | Freehold | | |
| 21, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 20/01/2021 | 197,500 | 199,838 | N | Terraced | | 2 | 61 | 3,238 | 3,276 | Freehold | | |
| 1, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR | CV31 2LR | CV31 2 | 18/01/2021 | 275,000 | 278,255 | N | Terraced | | 2 to 3 | 85 | 3,235 | 3,274 | Freehold | | |
| 32, Chandlers Road, Whitnash, Leamington Spa, Warwickshire CV31 2LL | CV31 2LL | CV31 2 | 11/09/2020 | 255,000 | 277,094 | N | Semi-detached | | 2 | 58 | 4,397 | 4,777 | Freehold | | |
| 25, Morse Road, Whitnash, Leamington Spa, Warwickshire CV31 2LH | CV31 2LH | CV31 2 | 30/07/2021 | 280,000 | 292,914 | N | Semi-detached | | 2 | 69 | 4,058 | 4,245 | Freehold | | |
| 4, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 26/03/2020 | 285,000 | 304,364 | N | Terraced | | 3 | 93 | 3,065 | 3,273 | Freehold | | |
| 11, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 22/01/2021 | 450,000 | 469,597 | N | Semi-detached | | | 145 | 3,103 | 3,239 | Freehold | | |
| 2, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG | CV31 2LG | CV31 2 | 19/11/2020 | 338,500 | 351,142 | N | Terraced | | 3 to 4 | 113 | 2,996 | 3,107 | Freehold | | |
| 156, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2LE | CV31 2LE | CV31 2 | 06/08/2021 | 450,000 | 462,954 | N | Detached | | 2 to 3 | 82 | 5,488 | 5,646 | Freehold | | |
| 18, Washbourne Road, Whitnash, Leamington Spa, Warwickshire CV31 2LD | CV31 2LD | CV31 2 | 02/02/2021 | 357,000 | 372,312 | N | Semi-detached | | 2 | 58 | 6,155 | 6,419 | Freehold | | |
| 15, Murcott Road West, Whitnash, Leamington Spa, Warwickshire CV31 2LB | CV31 2LB | CV31 2 | 26/03/2021 | 250,000 | 254,500 | N | Terraced | | 3 | 98 | 2,551 | 2,597 | Freehold | | |
| 28, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 13/11/2020 | 305,000 | 326,050 | N | Semi-detached | | 2 to 3 | 78 | 3,910 | 4,180 | Freehold | | |
| 25, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 16/11/2020 | 304,750 | 325,783 | N | Semi-detached | | 3 | 88 | 3,463 | 3,702 | Freehold | | |
| 24, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA | CV31 2LA | CV31 2 | 07/07/2020 | 245,500 | 270,495 | N | Semi-detached | | 3 | 86 | 2,855 | 3,145 | Freehold | | |
| 140, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 18/06/2021 | 393,500 | 394,242 | N | Terraced | | | 118 | 3,335 | 3,341 | Freehold | | |
| 88, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 18/12/2020 | 330,000 | 348,526 | N | Semi-detached | | 3 to 4 | 115 | 2,870 | 3,031 | Freehold | | |
| 108, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ | CV31 2JZ | CV31 2 | 07/05/2021 | 352,000 | 366,752 | N | Semi-detached | | 3 to 4 | 136 | 2,588 | 2,697 | Freehold | | |
| 35, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 16/10/2020 | 347,500 | 375,504 | N | Semi-detached | | 3 | 69 | 5,036 | 5,442 | Freehold | | |
| 39, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 03/12/2020 | 290,000 | 306,280 | N | Semi-detached | | 3 | 58 | 5,000 | 5,281 | Freehold | | |
| 86, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY | CV31 2JY | CV31 2 | 27/03/2020 | 320,000 | 348,973 | N | Semi-detached | | 3 | 95 | 3,368 | 3,673 | Freehold | | |
| 11a, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 25/09/2020 | 267,500 | 290,677 | N | Semi-detached | | 3 | 72 | 3,715 | 4,037 | Freehold | | |
| 5, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 27/03/2020 | 300,000 | 327,162 | N | Semi-detached | | 3 | 89 | 3,371 | 3,676 | Freehold | | |
| 26, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX | CV31 2JX | CV31 2 | 07/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 83 | 3,313 | 3,486 | Freehold | | |
| 56, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW | CV31 2JW | CV31 2 | 13/11/2020 | 310,500 | 331,930 | N | Semi-detached | | 3 | 77 | 4,032 | 4,311 | Freehold | | |
| 60, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW | CV31 2JW | CV31 2 | 22/04/2020 | 382,000 | 406,370 | N | Semi-detached | | 2 to 3 | 120 | 3,183 | 3,386 | Freehold | | |
| 21, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 18/06/2021 | 272,000 | 280,186 | N | Semi-detached | | 3 | 66 | 4,121 | 4,245 | Freehold | | |
| 22, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 11/09/2020 | 280,000 | 296,750 | N | Terraced | | 2 to 3 | 74 | 3,784 | 4,010 | Freehold | | |
| 15, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 09/10/2020 | 290,200 | 313,587 | N | Semi-detached | | 2 to 3 | 89 | 3,261 | 3,523 | Freehold | | |
| 2, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 17/12/2020 | 246,000 | 259,810 | N | Semi-detached | | 3 | 75 | 3,280 | 3,464 | Freehold | | |
| 36, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU | CV31 2JU | CV31 2 | 12/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 74 | 3,378 | 3,439 | Freehold | | |
| 3, Gleave Road, Whitnash, Leamington Spa, Warwickshire CV31 2JT | CV31 2JT | CV31 2 | 29/06/2021 | 472,500 | 494,394 | N | Detached | | | 135 | 3,500 | 3,662 | Freehold | | |
| 38, Whitmore Road, Whitnash, Leamington Spa, Warwickshire CV31 2JQ | CV31 2JQ | CV31 2 | 02/10/2020 | 405,000 | 437,638 | N | Semi-detached | | | 132 | 3,068 | 3,315 | Freehold | | |
| 102, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2JP | CV31 2JP | CV31 2 | 05/02/2021 | 359,000 | 374,398 | N | Semi-detached | | 3 to 4 | 112 | 3,205 | 3,343 | Freehold | | |
| 35, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JN | CV31 2JN | CV31 2 | 12/03/2021 | 183,000 | 184,314 | N | Flat | | 2 to 3 | 64 | 2,859 | 2,880 | Leasehold | | |
| 7, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JE | CV31 2JE | CV31 2 | 23/08/2021 | 295,000 | 300,206 | N | Semi-detached | | 3 | 84 | 3,512 | 3,574 | Freehold | | |
| 62, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB | CV31 2JB | CV31 2 | 06/07/2020 | 258,000 | 284,267 | N | Semi-detached | | 2 to 3 | 73 | 3,534 | 3,894 | Freehold | | |
| 80, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB | CV31 2JB | CV31 2 | 31/03/2021 | 245,000 | 256,389 | N | Semi-detached | | 3 | 74 | 3,311 | 3,465 | Freehold | | |
| 4, Field Views, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2HZ | CV31 2HZ | CV31 2 | 27/03/2020 | 225,000 | 240,287 | N | Terraced | | 2 to 3 | 70 | 3,214 | 3,433 | Freehold | | |
| 12, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY | CV31 2HY | CV31 2 | 18/09/2020 | 224,000 | 237,400 | N | Terraced | | 2 to 3 | 65 | 3,446 | 3,652 | Freehold | | |
| 5, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY | CV31 2HY | CV31 2 | 11/09/2020 | 204,500 | 216,734 | N | Terraced | | 2 to 3 | 70 | 2,921 | 3,096 | Freehold | | |
| 25a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 09/10/2020 | 180,000 | 185,001 | N | Flat | | 2 | 62 | 2,903 | 2,984 | Leasehold | | |
| 31a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 15/01/2021 | 165,000 | 163,794 | N | Flat | | 2 | 60 | 2,750 | 2,730 | Leasehold | | |
| 29, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW | CV31 2HW | CV31 2 | 05/01/2021 | 150,000 | 148,903 | N | Flat | | 2 | 55 | 2,727 | 2,707 | Leasehold | | |
| 14, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS | CV31 2HS | CV31 2 | 24/01/2020 | 230,000 | 251,211 | N | Terraced | | 2 to 3 | 78 | 2,949 | 3,221 | Freehold | | |
| 13, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS | CV31 2HS | CV31 2 | 11/05/2020 | 220,000 | 232,543 | N | Terraced | | 2 | 80 | 2,750 | 2,907 | Freehold | | |
| 125, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 04/03/2020 | 265,000 | 288,993 | N | Semi-detached | | 2 | 74 | 3,581 | 3,905 | Freehold | | |
| 50, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 30/04/2021 | 295,000 | 309,399 | N | Semi-detached | | 3 | 95 | 3,105 | 3,257 | Freehold | | |
| 95, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR | CV31 2HR | CV31 2 | 16/08/2021 | 280,000 | 284,942 | N | Semi-detached | | 3 | 94 | 2,979 | 3,031 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 24, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HL | CV31 2HL | CV31 2 | 02/10/2020 | 353,000 | 391,220 | N | Detached | | 2 to 3 | 80 | 4,413 | 4,890 | Freehold | | |
| Flat 8, St Margarets House, Church Close, Whitnash, Leamington Spa, Warwickshire CV31 2HJ | CV31 2HJ | CV31 2 | 13/11/2020 | 135,000 | 136,819 | N | Flat | | 1 | 40 | 3,375 | 3,420 | Leasehold | | |
| 41, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HF | CV31 2HF | CV31 2 | 09/11/2020 | 405,000 | 443,730 | N | Detached | | 2 to 3 | 70 | 5,786 | 6,339 | Freehold | | |
| 6, The Doglands, Leamington Spa, Warwickshire CV31 2HE | CV31 2HE | CV31 2 | 06/11/2020 | 260,000 | 277,944 | N | Semi-detached | | 2 | 82 | 3,171 | 3,390 | Freehold | | |
| 14, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA | CV31 2HA | CV31 2 | 03/03/2021 | 310,000 | 324,410 | N | Semi-detached | | | 97 | 3,196 | 3,344 | Freehold | | |
| 13, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA | CV31 2HA | CV31 2 | 19/03/2021 | 233,000 | 237,194 | N | Terraced | | 3 | 88 | 2,648 | 2,695 | Freehold | | |
| 4, Burridge Place, Leamington Spa, Warwickshire CV31 2FQ | CV31 2FQ | CV31 2 | 15/01/2021 | 300,000 | 303,551 | N | Terraced | | | 92 | 3,261 | 3,299 | Freehold | | |
| 3, Wright Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2FP | CV31 2FP | CV31 2 | 31/07/2020 | 400,000 | 455,529 | N | Detached | | | 100 | 4,000 | 4,555 | Leasehold | | |
| 6, Sutton Drive, Whitnash, Leamington Spa, Warwickshire CV31 2FN | CV31 2FN | CV31 2 | 27/11/2020 | 225,000 | 233,403 | N | Terraced | | | 57 | 3,947 | 4,095 | Leasehold | | |
| 2, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 29/05/2020 | 235,000 | 248,399 | N | Terraced | | | 57 | 4,123 | 4,358 | Leasehold | | |
| 1, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 15/05/2020 | 270,000 | 285,394 | N | Terraced | | | 69 | 3,913 | 4,136 | Leasehold | | |
| 21, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL | CV31 2FL | CV31 2 | 04/06/2021 | 298,000 | 306,968 | N | Semi-detached | | | 84 | 3,548 | 3,654 | Freehold | | |
| 14, O'Donnell Road, Whitnash, Leamington Spa, Warwickshire CV31 2FJ | CV31 2FJ | CV31 2 | 04/03/2021 | 355,000 | 379,402 | N | Detached | | | 91 | 3,901 | 4,169 | Freehold | | |
| 5, Duckett Place, Whitnash, Leamington Spa, Warwickshire CV31 2FF | CV31 2FF | CV31 2 | 03/01/2020 | 325,000 | 373,839 | N | Detached | | | 91 | 3,571 | 4,108 | Leasehold | | |
| 2, Batchelor Close, Whitnash, Leamington Spa, Warwickshire CV31 2FA | CV31 2FA | CV31 2 | 26/08/2020 | 326,000 | 369,248 | N | Detached | | | 88 | 3,705 | 4,196 | Leasehold | | |
| 28, Masters Road, Leamington Spa, Warwickshire CV31 2EY | CV31 2EY | CV31 2 | 18/09/2020 | 225,000 | 244,494 | N | Semi-detached | | 3 | 74 | 3,041 | 3,304 | Freehold | | |
| 21, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU | CV31 2EU | CV31 2 | 27/03/2020 | 220,000 | 234,947 | N | Terraced | | 2 | 61 | 3,607 | 3,852 | Freehold | | |
| 7, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU | CV31 2EU | CV31 2 | 14/08/2020 | 189,000 | 202,059 | N | Terraced | | 2 | 61 | 3,098 | 3,312 | Freehold | | |
| 52, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET | CV31 2ET | CV31 2 | 25/11/2020 | 273,000 | 291,842 | N | Semi-detached | | 2 to 3 | 70 | 3,900 | 4,169 | Freehold | | |
| 63, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET | CV31 2ET | CV31 2 | 13/03/2020 | 225,000 | 240,287 | N | Terraced | | 2 | 59 | 3,814 | 4,073 | Freehold | | |
| 82, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ | CV31 2EQ | CV31 2 | 03/06/2021 | 295,000 | 303,878 | N | Semi-detached | | 2 to 3 | 85 | 3,471 | 3,575 | Freehold | | |
| 114, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ | CV31 2EQ | CV31 2 | 21/12/2020 | 365,000 | 385,490 | N | Semi-detached | | | 139 | 2,626 | 2,773 | Freehold | | |
| 101, Brunswick Street, Leamington Spa, Warwickshire CV31 2EF | CV31 2EF | CV31 2 | 08/04/2021 | 220,000 | 230,738 | N | Semi-detached | | 3 | 96 | 2,292 | 2,404 | Freehold | | |
| Flat 8, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB | CV31 2EB | CV31 2 | 16/09/2021 | 162,000 | 160,963 | N | Flat | | 2 | 57 | 2,842 | 2,824 | Leasehold | | |
| Flat 5, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB | CV31 2EB | CV31 2 | 21/04/2021 | 154,000 | 155,457 | N | Flat | | 2 | 56 | 2,750 | 2,776 | Leasehold | | |
| Flat 5, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX | CV31 2DX | CV31 2 | 17/01/2020 | 149,000 | 154,637 | N | Flat | | 2 | 62 | 2,403 | 2,494 | Leasehold | | |
| Flat 8, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX | CV31 2DX | CV31 2 | 29/06/2021 | 158,000 | 157,269 | N | Flat | | 2 | 65 | 2,431 | 2,420 | Leasehold | | |
| 2, Parker Drive, Whitnash, Leamington Spa, Warwickshire CV31 2DU | CV31 2DU | CV31 2 | 05/02/2021 | 345,000 | 367,999 | N | Detached | | | 91 | 3,791 | 4,044 | Leasehold | | |
| Flat 2, 11, Brunswick Street, Leamington Spa, Warwickshire CV31 2DS | CV31 2DS | CV31 2 | 14/10/2021 | 139,000 | 136,252 | N | Flat | | 1 | 46 | 3,022 | 2,962 | Leasehold | | |
| 3, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 21/01/2021 | 240,000 | 250,452 | N | Semi-detached | | | 57 | 4,211 | 4,394 | Leasehold | | |
| 9, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 30/01/2020 | 345,000 | 396,844 | N | Detached | | | 91 | 3,791 | 4,361 | Leasehold | | |
| 16, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 09/10/2020 | 342,000 | 379,029 | N | Detached | | | 91 | 3,758 | 4,165 | Leasehold | | |
| 2, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ | CV31 2DJ | CV31 2 | 30/10/2020 | 325,000 | 360,188 | N | Detached | | | 91 | 3,571 | 3,958 | Leasehold | | |
| 98, Waverley Road, Leamington Spa, Warwickshire CV31 2DE | CV31 2DE | CV31 2 | 22/03/2021 | 257,500 | 269,470 | N | Semi-detached | | 3 to 4 | 78 | 3,301 | 3,455 | Freehold | | |
| 65, Waverley Road, Leamington Spa, Warwickshire CV31 2DE | CV31 2DE | CV31 2 | 27/11/2020 | 227,000 | 242,667 | N | Semi-detached | | 3 to 4 | 85 | 2,671 | 2,855 | Freehold | | |
| 53, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 09/08/2021 | 290,000 | 295,118 | N | Semi-detached | | 3 to 4 | 87 | 3,333 | 3,392 | Freehold | | |
| 50, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 10/07/2020 | 245,000 | 269,944 | N | Semi-detached | | 3 to 4 | 100 | 2,450 | 2,699 | Freehold | | |
| 36, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ | CV31 2BZ | CV31 2 | 26/11/2020 | 202,000 | 209,544 | N | Terraced | | 3 | 86 | 2,349 | 2,437 | Freehold | | |
| 23, Scott Road, Leamington Spa, Warwickshire CV31 2BS | CV31 2BS | CV31 2 | 26/02/2020 | 227,500 | 252,087 | N | Semi-detached | | 2 to 3 | 86 | 2,645 | 2,931 | Freehold | | |
| 119, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ | CV31 2BQ | CV31 2 | 04/09/2020 | 270,000 | 286,152 | N | Terraced | | 2 to 3 | 86 | 3,140 | 3,327 | Freehold | | |
| 109, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ | CV31 2BQ | CV31 2 | 14/08/2020 | 220,000 | 235,201 | N | Terraced | | 2 to 3 | 80 | 2,750 | 2,940 | Freehold | | |
| 13, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 22/01/2021 | 280,000 | 292,194 | N | Semi-detached | | 3 | 73 | 3,836 | 4,003 | Freehold | | |
| 14, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 07/06/2021 | 259,000 | 266,794 | N | Semi-detached | | 2 to 3 | 68 | 3,809 | 3,923 | Freehold | | |
| 22, Northway, Leamington Spa, Warwickshire CV31 2BN | CV31 2BN | CV31 2 | 26/10/2020 | 230,500 | 249,076 | N | Semi-detached | | 3 | 83 | 2,774 | 2,997 | Freehold | | |
| 8, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 18/06/2020 | 222,500 | 246,308 | N | Detached | | 3 | 66 | 3,371 | 3,732 | Freehold | | |
| 23, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 27/08/2021 | 272,500 | 277,309 | N | Semi-detached | | 3 | 80 | 3,406 | 3,466 | Freehold | | |
| 13, The Close, Leamington Spa, Warwickshire CV31 2BL | CV31 2BL | CV31 2 | 18/06/2021 | 268,000 | 276,065 | N | Semi-detached | | 3 | 81 | 3,309 | 3,408 | Freehold | | |
| 98, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BH | CV31 2BH | CV31 2 | 16/10/2020 | 221,000 | 232,505 | N | Terraced | | 2 to 3 | 82 | 2,695 | 2,835 | Freehold | | |
| 37, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 24/03/2021 | 325,000 | 347,339 | N | Detached | | | 88 | 3,693 | 3,947 | Leasehold | | |
| 25, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 18/06/2021 | 410,000 | 428,998 | N | Detached | | | 112 | 3,661 | 3,830 | Leasehold | | |
| 12, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF | CV31 2BF | CV31 2 | 28/09/2020 | 374,000 | 417,840 | N | Detached | | | 129 | 2,899 | 3,239 | Leasehold | | |
| 119, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR | CV31 2AR | CV31 2 | 28/01/2021 | 237,500 | 240,311 | N | Terraced | | 2 to 3 | 73 | 3,253 | 3,292 | Freehold | | |
| 130, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR | CV31 2AR | CV31 2 | 14/02/2020 | 212,000 | 229,797 | N | Terraced | | 2 to 3 | 74 | 2,865 | 3,105 | Freehold | | |
| 39, East Grove, Leamington Spa, Warwickshire CV31 2AJ | CV31 2AJ | CV31 2 | 12/11/2021 | 242,500 | 242,500 | N | Terraced | | 2 to 3 | 65 | 3,731 | 3,731 | Freehold | | |
| 22, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH | CV31 2AH | CV31 2 | 27/03/2020 | 281,050 | 306,497 | N | Semi-detached | | 2 to 3 | 93 | 3,025 | 3,299 | Freehold | | |
| 26, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH | CV31 2AH | CV31 2 | 14/09/2021 | 248,500 | 248,660 | N | Terraced | | 3 | 97 | 2,562 | 2,564 | Freehold | | |
| 27, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 14/05/2021 | 218,000 | 221,598 | N | Terraced | | 2 to 3 | 69 | 3,159 | 3,212 | Freehold | | |
| 11, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 19/06/2020 | 255,000 | 269,240 | N | Terraced | | 2 to 3 | 86 | 2,965 | 3,131 | Freehold | | |
| 9, East Grove, Leamington Spa, Warwickshire CV31 2AB | CV31 2AB | CV31 2 | 30/07/2021 | 180,000 | 184,361 | N | Terraced | | 2 to 3 | 66 | 2,727 | 2,793 | Freehold | | |
| | | CV31 2 Average | | | | | | | | | | 3,536 | | | |
| 37, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY | CV31 1YY | CV31 1 | 05/11/2020 | 255,000 | 272,599 | N | Semi-detached | | 2 to 3 | 79 | 3,228 | 3,451 | Freehold | | |
| 33, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY | CV31 1YY | CV31 1 | 14/05/2021 | 238,000 | 247,974 | N | Semi-detached | | 2 to 3 | 73 | 3,260 | 3,397 | Freehold | | |
| 3, Swain Crofts, Leamington Spa, Warwickshire CV31 1YW | CV31 1YW | CV31 1 | 31/01/2020 | 205,000 | 228,672 | N | Semi-detached | | 1 | 48 | 4,271 | 4,764 | Freehold | | |
| 6, Cundall Close, Leamington Spa, Warwickshire CV31 1YU | CV31 1YU | CV31 1 | 09/04/2021 | 219,000 | 223,442 | N | Terraced | | 2 | 62 | 3,532 | 3,604 | Freehold | | |
| 4, Craig Close, Leamington Spa, Warwickshire CV31 1YT | CV31 1YT | CV31 1 | 04/02/2021 | 224,000 | 233,608 | N | Semi-detached | | 3 | 85 | 2,635 | 2,748 | Freehold | | |
| 6, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS | CV31 1YS | CV31 1 | 28/07/2020 | 258,000 | 278,361 | N | Terraced | | 2 to 3 | 74 | 3,486 | 3,762 | Freehold | | |
| 36, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS | CV31 1YS | CV31 1 | 29/01/2021 | 195,000 | 203,492 | N | Semi-detached | | 2 to 3 | 74 | 2,635 | 2,750 | Freehold | | |
| 203, Chesterton Drive, Leamington Spa, Warwickshire CV31 1YJ | CV31 1YJ | CV31 1 | 30/07/2021 | 207,500 | 212,527 | N | Terraced | | 2 | 52 | 3,990 | 4,087 | Freehold | | |
| 1, Mathecroft, Leamington Spa, Warwickshire CV31 1YG | CV31 1YG | CV31 1 | 17/09/2020 | 250,000 | 271,660 | N | Semi-detached | | 2 to 3 | 53 | 4,717 | 5,126 | Freehold | | |
| 19, Mathecroft, Leamington Spa, Warwickshire CV31 1YG | CV31 1YG | CV31 1 | 21/09/2020 | 200,000 | 217,328 | N | Semi-detached | | 2 | 53 | 3,774 | 4,101 | Freehold | | |
| 33, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF | CV31 1YF | CV31 1 | 24/01/2020 | 230,000 | 256,559 | N | Semi-detached | | 2 | 62 | 3,710 | 4,138 | Freehold | | |
| 15, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF | CV31 1YF | CV31 1 | 30/06/2020 | 225,000 | 242,353 | N | Semi-detached | | 2 to 3 | 63 | 3,571 | 3,847 | Freehold | | |
| 10, Bankcroft, Leamington Spa, Warwickshire CV31 1YE | CV31 1YE | CV31 1 | 20/05/2020 | 201,650 | 217,080 | N | Semi-detached | | 2 | 54 | 3,734 | 4,020 | Freehold | | |
| 18, Bankcroft, Leamington Spa, Warwickshire CV31 1YE | CV31 1YE | CV31 1 | 16/08/2021 | 233,000 | 233,713 | N | Terraced | | 2 to 3 | 69 | 3,377 | 3,387 | Freehold | | |
| 12, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 30/03/2020 | 226,000 | 246,462 | N | Semi-detached | | 2 to 3 | 53 | 4,248 | 4,633 | Freehold | | |
| 6, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 02/02/2021 | 236,500 | 246,644 | N | Semi-detached | | 2 | 60 | 3,942 | 4,111 | Freehold | | |
| 2, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 19/11/2020 | 235,000 | 251,219 | N | Semi-detached | | 2 | 64 | 3,672 | 3,925 | Freehold | | |
| 15, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 07/08/2020 | 213,000 | 233,442 | N | Semi-detached | | 2 | 60 | 3,563 | 3,905 | Freehold | | |
| 10, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY | CV31 1XY | CV31 1 | 24/01/2020 | 200,000 | 223,095 | N | Semi-detached | | 2 to 3 | 59 | 3,36 | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 17, Cedar Tree Farm, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XQ | CV31 1XQ | CV31 1 | 31/01/2020 | 255,000 | 278,516 | N | Terraced | | 3 | 81 | 3,148 | 3,438 | Freehold | | |
| 23, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP | CV31 1XP | CV31 1 | 28/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 to 3 | 55 | 3,818 | 4,139 | Freehold | | |
| 28, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP | CV31 1XP | CV31 1 | 28/02/2020 | 194,000 | 210,286 | N | Terraced | | 2 to 3 | 54 | 3,593 | 3,894 | Freehold | | |
| Fosse House, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XG | CV31 1XG | CV31 1 | 14/05/2021 | 1,175,000 | 1,244,166 | N | Detached | | | 340 | 3,456 | 3,659 | Freehold | | |
| 8, Whitehead Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WS | CV31 1WS | CV31 1 | 26/02/2021 | 259,999 | 263,270 | Y | Terraced | | | 66 | 3,939 | 3,989 | Freehold | | |
| 65, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WH | CV31 1WH | CV31 1 | 26/03/2020 | 269,995 | 302,679 | Y | Detached | | | 68 | 3,971 | 4,451 | Freehold | | |
| 4, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG | CV31 1WG | CV31 1 | 19/11/2020 | 439,950 | 482,022 | Y | Detached | | | 125 | 3,520 | 3,856 | Freehold | | |
| 15, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG | CV31 1WG | CV31 1 | 14/05/2021 | 399,996 | 423,542 | Y | Detached | | | 113 | 3,540 | 3,748 | Freehold | | |
| 2, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF | CV31 1WF | CV31 1 | 05/06/2020 | 360,000 | 398,521 | N | Detached | | | 90 | 4,000 | 4,428 | Freehold | | |
| 9, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF | CV31 1WF | CV31 1 | 26/03/2021 | 724,000 | 773,766 | N | Detached | | | 220 | 3,291 | 3,517 | Freehold | | |
| 5, Mucklow Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WE | CV31 1WE | CV31 1 | 21/04/2021 | 475,000 | 507,565 | N | Detached | | | 147 | 3,231 | 3,453 | Freehold | | |
| 28, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WD | CV31 1WD | CV31 1 | 17/01/2020 | 599,995 | 690,158 | Y | Detached | | | 186 | 3,226 | 3,711 | Freehold | | |
| 29, The Valley, Radford Semele, Leamington Spa, Warwickshire CV31 1UZ | CV31 1UZ | CV31 1 | 25/08/2021 | 250,000 | 254,412 | N | Semi-detached | | 2 to 3 | 67 | 3,731 | 3,797 | Freehold | | |
| 7, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR | CV31 1UR | CV31 1 | 26/06/2021 | 412,056 | 424,456 | N | Semi-detached | | 3 | 94 | 4,384 | 4,515 | Freehold | | |
| 1a, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR | CV31 1UR | CV31 1 | 06/11/2020 | 775,000 | 849,113 | N | Detached | | | 241 | 3,216 | 3,523 | Freehold | | |
| 45, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UQ | CV31 1UQ | CV31 1 | 30/07/2021 | 210,000 | 215,088 | N | Terraced | | 2 | 59 | 3,559 | 3,646 | Freehold | | |
| 94, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UP | CV31 1UP | CV31 1 | 18/09/2020 | 337,500 | 366,741 | N | Semi-detached | | 3 | 100 | 3,375 | 3,667 | Freehold | | |
| 3, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ | CV31 1UJ | CV31 1 | 17/12/2020 | 450,000 | 475,262 | N | Semi-detached | | 3 | 79 | 5,696 | 6,016 | Freehold | | |
| 30, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ | CV31 1UJ | CV31 1 | 21/08/2020 | 243,000 | 266,321 | N | Semi-detached | | 2 to 3 | 68 | 3,574 | 3,916 | Freehold | | |
| 21, Godfrey Close, Radford Semele, Leamington Spa, Warwickshire CV31 1UH | CV31 1UH | CV31 1 | 17/12/2020 | 336,000 | 363,815 | N | Detached | | | 103 | 3,262 | 3,532 | Freehold | | |
| 21, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 03/03/2020 | 525,000 | 588,553 | N | Detached | | | 113 | 4,663 | 5,228 | Freehold | | |
| 18, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 20/11/2020 | 240,000 | 248,963 | N | Terraced | | 2 to 3 | 69 | 3,478 | 3,608 | Freehold | | |
| 57, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE | CV31 1UE | CV31 1 | 27/11/2020 | 220,000 | 222,964 | N | Flat | | 2 to 3 | 84 | 2,632 | 2,667 | Leasehold | | |
| Leasowe House, Southam Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TY | CV31 1TY | CV31 1 | 28/06/2021 | 1,800,000 | 1,883,407 | N | Detached | | | 392 | 4,592 | 4,805 | Freehold | | |
| 5, Hemmings Close, Radford Semele, Leamington Spa, Warwickshire CV31 1TU | CV31 1TU | CV31 1 | 18/09/2020 | 270,000 | 293,393 | N | Semi-detached | | 2 to 3 | 71 | 3,803 | 4,132 | Freehold | | |
| 17, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 20/08/2021 | 350,000 | 360,075 | N | Detached | | 2 to 3 | 76 | 4,605 | 4,738 | Freehold | | |
| 4, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 18/06/2021 | 411,000 | 423,369 | N | Semi-detached | | 3 | 107 | 3,841 | 3,957 | Freehold | | |
| 2, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 03/03/2020 | 312,000 | 340,249 | N | Semi-detached | | 2 to 3 | 91 | 3,429 | 3,739 | Freehold | | |
| 16, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS | CV31 1TS | CV31 1 | 09/01/2020 | 320,000 | 368,087 | N | Detached | | | 108 | 2,963 | 3,408 | Freehold | | |
| 15, Chance Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TR | CV31 1TR | CV31 1 | 16/11/2020 | 599,000 | 656,282 | N | Detached | | | 157 | 3,815 | 4,180 | Freehold | | |
| 15, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 30/11/2020 | 315,000 | 336,740 | N | Semi-detached | | 3 to 4 | 83 | 3,795 | 4,057 | Freehold | | |
| 51, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 30/09/2020 | 290,500 | 315,669 | N | Semi-detached | | 2 to 3 | 84 | 3,458 | 3,758 | Freehold | | |
| 13, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 18/06/2021 | 390,000 | 401,737 | N | Semi-detached | | 3 to 4 | 115 | 3,391 | 3,493 | Freehold | | |
| 18, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 31/01/2020 | 255,500 | 279,062 | N | Terraced | | 3 | 90 | 2,833 | 3,094 | Freehold | | |
| 41, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ | CV31 1TQ | CV31 1 | 06/08/2021 | 260,000 | 260,796 | N | Terraced | | 3 | 95 | 2,737 | 2,745 | Freehold | | |
| 9, The Greswoldes, Radford Semele, Leamington Spa, Warwickshire CV31 1TP | CV31 1TP | CV31 1 | 05/02/2021 | 329,088 | 343,203 | N | Semi-detached | | 2 to 3 | 99 | 3,324 | 3,467 | Freehold | | |
| 6, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN | CV31 1TN | CV31 1 | 10/09/2021 | 625,150 | 633,331 | N | Detached | | 3 | 88 | 7,104 | 7,197 | Freehold | | |
| 40, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN | CV31 1TN | CV31 1 | 04/12/2020 | 780,000 | 844,571 | N | Detached | | | 206 | 3,786 | 4,100 | Freehold | | |
| 19, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 25/09/2020 | 275,000 | 291,451 | N | Terraced | | 3 | 72 | 3,819 | 4,048 | Freehold | | |
| 45, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 08/02/2021 | 320,000 | 333,725 | N | Semi-detached | | 3 | 98 | 3,265 | 3,405 | Freehold | | |
| 3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 21/02/2020 | 212,500 | 228,081 | N | Terraced | | 2 | 68 | 3,125 | 3,354 | Freehold | | |
| 3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 21/02/2020 | 210,000 | 227,629 | N | Terraced | | 2 | 68 | 3,088 | 3,347 | Freehold | | |
| 9, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL | CV31 1TL | CV31 1 | 04/05/2021 | 217,000 | 220,581 | N | Terraced | | 2 | 67 | 3,239 | 3,292 | Freehold | | |
| 36, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 29/03/2021 | 290,000 | 303,481 | N | Semi-detached | | 3 | 76 | 3,816 | 3,993 | Freehold | | |
| 30, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 18/03/2021 | 250,000 | 261,621 | N | Semi-detached | | 3 | 70 | 3,571 | 3,737 | Freehold | | |
| 11, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 18/06/2021 | 325,000 | 334,781 | N | Semi-detached | | 2 to 3 | 105 | 3,095 | 3,188 | Freehold | | |
| 17, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ | CV31 1TJ | CV31 1 | 31/01/2020 | 250,000 | 273,055 | N | Terraced | | 3 | 89 | 2,809 | 3,068 | Freehold | | |
| 22, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH | CV31 1TH | CV31 1 | 04/06/2020 | 286,000 | 308,058 | N | Semi-detached | | 2 to 3 | 92 | 3,109 | 3,348 | Freehold | | |
| 1, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH | CV31 1TH | CV31 1 | 31/01/2020 | 280,000 | 290,593 | N | Flat | | 3 | 92 | 3,043 | 3,159 | Freehold | | |
| 6, Burford Mews, Leamington Spa, Warwickshire CV31 1SY | CV31 1SY | CV31 1 | 31/01/2020 | 195,000 | 212,983 | N | Terraced | | 2 to 3 | 67 | 2,910 | 3,179 | Freehold | | |
| 9, Burford Mews, Leamington Spa, Warwickshire CV31 1SY | CV31 1SY | CV31 1 | 30/11/2020 | 200,000 | 207,469 | N | Terraced | | 2 to 3 | 76 | 2,632 | 2,730 | Freehold | | |
| 2, Alderton Mews, Leamington Spa, Warwickshire CV31 1SX | CV31 1SX | CV31 1 | 02/06/2021 | 230,000 | 230,434 | N | Terraced | | 3 to 4 | 82 | 2,805 | 2,810 | Freehold | | |
| 6, Grenfell Close, Leamington Spa, Warwickshire CV31 1SL | CV31 1SL | CV31 1 | 30/11/2020 | 235,000 | 243,777 | N | Terraced | | 3 | 103 | 2,282 | 2,367 | Freehold | | |
| 23, Calder Walk, Leamington Spa, Warwickshire CV31 1SA | CV31 1SA | CV31 1 | 05/06/2020 | 203,500 | 219,195 | N | Semi-detached | | 2 | 52 | 3,913 | 4,215 | Freehold | | |
| 15, Calder Walk, Leamington Spa, Warwickshire CV31 1SA | CV31 1SA | CV31 1 | 30/09/2020 | 225,000 | 244,494 | N | Semi-detached | | 2 | 63 | 3,589 | 3,899 | Freehold | | |
| 10, Eastwood Close, Leamington Spa, Warwickshire CV31 1RP | CV31 1RP | CV31 1 | 12/02/2021 | 225,000 | 234,651 | N | Semi-detached | | 3 | 81 | 2,778 | 2,897 | Freehold | | |
| 14, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN | CV31 1RN | CV31 1 | 17/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 to 3 | 90 | 2,389 | 2,478 | Freehold | | |
| 7, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN | CV31 1RN | CV31 1 | 30/04/2021 | 225,000 | 229,564 | N | Terraced | | 3 | 98 | 2,296 | 2,342 | Freehold | | |
| 3, Endsleigh Gardens, Leamington Spa, Warwickshire CV31 1RG | CV31 1RG | CV31 1 | 03/01/2020 | 222,000 | 247,635 | N | Semi-detached | | 2 to 3 | 85 | 2,612 | 2,913 | Freehold | | |
| 10, Bladon Walk, Leamington Spa, Warwickshire CV31 1QZ | CV31 1QZ | CV31 1 | 14/01/2020 | 220,000 | 240,289 | N | Terraced | | 3 | 92 | 2,391 | 2,612 | Freehold | | |
| 1, Solway Close, Leamington Spa, Warwickshire CV31 1QY | CV31 1QY | CV31 1 | 12/02/2021 | 278,500 | 297,066 | N | Detached | | 3 to 4 | 99 | 2,813 | 3,001 | Freehold | | |
| 14, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 31/03/2020 | 258,000 | 275,529 | N | Terraced | | 3 | 88 | 2,932 | 3,131 | Freehold | | |
| 21, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 03/06/2020 | 200,000 | 211,169 | N | Terraced | | 3 | 89 | 2,247 | 2,373 | Freehold | | |
| 6, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX | CV31 1QX | CV31 1 | 01/04/2021 | 230,000 | 234,666 | N | Terraced | | 3 | 99 | 2,323 | 2,370 | Freehold | | |
| 4, Curzon Grove, Leamington Spa, Warwickshire CV31 1QU | CV31 1QU | CV31 1 | 16/07/2021 | 255,000 | 261,178 | N | Terraced | | 3 | 110 | 2,318 | 2,374 | Freehold | | |
| 4, Anglia Gardens, Leamington Spa, Warwickshire CV31 1QJ | CV31 1QJ | CV31 1 | 24/04/2020 | 188,500 | 188,628 | N | Flat | | | 56 | 3,366 | 3,368 | Leasehold | | |
| 3, Victoria House, St Marys Road, Leamington Spa, Warwickshire CV31 1QE | CV31 1QE | CV31 1 | 31/01/2020 | 168,750 | 175,134 | Y | Flat | | | 59 | 2,860 | 2,968 | Leasehold | | |
| 35, Soans Drive, Leamington Spa, Warwickshire CV31 1QA | CV31 1QA | CV31 1 | 02/10/2020 | 260,000 | 273,535 | N | Terraced | | | 74 | 3,514 | 3,696 | Freehold | | |
| 21, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 04/02/2021 | 231,003 | 233,910 | N | Terraced | | | 58 | 3,983 | 4,033 | Freehold | | |
| 15, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 22/04/2020 | 222,000 | 231,007 | N | Terraced | | | 58 | 3,828 | 3,983 | Freehold | | |
| 18, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 11/06/2021 | 225,000 | 225,424 | N | Terraced | | | 58 | 3,879 | 3,887 | Freehold | | |
| 4, Granada Way, Leamington Spa, Warwickshire CV31 1PW | CV31 1PW | CV31 1 | 20/08/2021 | 281,000 | 281,860 | N | Terraced | | | 74 | 3,797 | 3,809 | Freehold | | |
| 15, Marloes Walk, Sydenham, Leamington Spa, Warwickshire CV31 1PA | CV31 1PA | CV31 1 | 17/04/2020 | 217,000 | 230,844 | N | Semi-detached | | 2 to 3 | 63 | 3,444 | 3,664 | Freehold | | |
| 7, St Govans Close, Leamington Spa, Warwickshire CV31 1NU | CV31 1NU | CV31 1 | 31/01/2020 | 186,000 | 203,153 | N | Terraced | | 3 | 86 | 2,163 | 2,362 | Freehold | | |
| 4, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 20/03/2020 | 238,000 | 254,170 | N | Terraced | | 2 to 3 | 92 | 2,587 | 2,763 | Freehold | | |
| 16, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 26/02/2021 | 227,500 | 237,258 | N | Semi-detached | | 3 | 87 | 2,615 | 2,727 | Freehold | | |
| 3, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT | CV31 1NT | CV31 1 | 19/05/2021 | 250,000 | 254,126 | N | Terraced | | 3 | 94 | 2,660 | 2,703 | Freehold | | |
| 22, Sydenham Drive, Leamington Spa, Warwickshire CV31 1NJ | CV31 1NJ | CV31 1 | 19/03/2021 | 230,000 | 234,140 | | | | | | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 37, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 02/01/2020 | 248,000 | 270,871 | N | Terraced | | 2 to 3 | 60 | 4,133 | 4,515 | Freehold | | |
| 15, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 23/11/2020 | 235,000 | 243,777 | N | Terraced | | 2 to 3 | 59 | 3,964 | 4,112 | Freehold | | |
| 45, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 16/08/2021 | 275,000 | 275,841 | N | Terraced | | 3 | 80 | 3,438 | 3,448 | Freehold | | |
| 24, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT | CV31 1LT | CV31 1 | 14/12/2020 | 240,000 | 245,310 | N | Terraced | | 2 to 3 | 75 | 3,204 | 3,275 | Freehold | | |
| 38, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 19/02/2021 | 245,000 | 248,083 | N | Terraced | | 2 to 3 | 61 | 4,016 | 4,067 | Freehold | | |
| 35, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 02/01/2021 | 237,500 | 240,311 | N | Terraced | | 2 to 3 | 61 | 3,893 | 3,940 | Freehold | | |
| 10, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 25/09/2020 | 260,000 | 282,527 | N | Semi-detached | | 3 | 73 | 3,562 | 3,870 | Freehold | | |
| 41, Styles Close, Leamington Spa, Warwickshire CV31 1LS | CV31 1LS | CV31 1 | 29/03/2021 | 228,000 | 232,104 | N | Terraced | | 2 to 3 | 60 | 3,800 | 3,868 | Freehold | | |
| 5, Gundry Close, Leamington Spa, Warwickshire CV31 1LR | CV31 1LR | CV31 1 | 27/05/2021 | 284,500 | 296,423 | N | Semi-detached | | 2 to 3 | 81 | 3,512 | 3,660 | Freehold | | |
| 184, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 07/04/2021 | 305,000 | 319,887 | N | Semi-detached | | 3 | 81 | 3,765 | 3,949 | Freehold | | |
| 160, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 27/07/2020 | 325,000 | 358,089 | N | Semi-detached | | 2 to 3 | 93 | 3,495 | 3,850 | Freehold | | |
| 148, Radford Road, Leamington Spa, Warwickshire CV31 1LQ | CV31 1LQ | CV31 1 | 11/09/2020 | 290,000 | 307,349 | N | Terraced | | 3 | 87 | 3,333 | 3,533 | Freehold | | |
| 96, Radford Road, Leamington Spa, Warwickshire CV31 1LE | CV31 1LE | CV31 1 | 01/04/2021 | 215,000 | 217,034 | N | Flat | | 1 | 48 | 4,479 | 4,522 | Leasehold | | |
| 98a, Radford Road, Leamington Spa, Warwickshire CV31 1LE | CV31 1LE | CV31 1 | 02/02/2021 | 463,000 | 482,859 | N | Semi-detached | | 3 to 4 | 127 | 3,646 | 3,802 | Freehold | | |
| 23, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB | CV31 1LB | CV31 1 | 22/01/2021 | 295,000 | 307,847 | N | Semi-detached | | 3 | 95 | 3,105 | 3,241 | Freehold | | |
| 29, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB | CV31 1LB | CV31 1 | 27/08/2021 | 270,000 | 270,826 | N | Terraced | | 3 | 113 | 2,389 | 2,397 | Freehold | | |
| 4, Gullimans Way, Leamington Spa, Warwickshire CV31 1LA | CV31 1LA | CV31 1 | 05/11/2021 | 297,000 | 297,000 | N | Detached | | 3 | 71 | 4,183 | 4,183 | Freehold | | |
| 111, Radford Road, Leamington Spa, Warwickshire CV31 1JZ | CV31 1JZ | CV31 1 | 11/06/2021 | 310,000 | 319,329 | N | Semi-detached | | 2 to 3 | 74 | 4,189 | 4,315 | Freehold | | |
| 56, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 11/12/2020 | 215,000 | 219,757 | N | Terraced | | 2 | 57 | 3,772 | 3,855 | Freehold | | |
| 38, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 24/03/2021 | 225,500 | 229,559 | N | Terraced | | 2 to 3 | 63 | 3,579 | 3,644 | Freehold | | |
| 6, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 29/10/2020 | 220,000 | 231,453 | N | Terraced | | 2 to 3 | 65 | 3,385 | 3,561 | Freehold | | |
| 58, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU | CV31 1JU | CV31 1 | 16/04/2020 | 325,000 | 345,734 | N | Semi-detached | | 3 | 149 | 2,181 | 2,320 | Freehold | | |
| 20, St Marys Terrace, Leamington Spa, Warwickshire CV31 1JT | CV31 1JT | CV31 1 | 26/10/2021 | 358,500 | 351,426 | N | Terraced | | 2 to 3 | 109 | 3,289 | 3,224 | Freehold | | |
| 56, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 07/04/2021 | 325,000 | 331,593 | N | Terraced | | 2 to 3 | 73 | 4,452 | 4,542 | Freehold | | |
| 54, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 23/04/2021 | 300,000 | 306,086 | N | Terraced | | 3 | 70 | 4,286 | 4,373 | Freehold | | |
| 57, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 27/05/2021 | 293,000 | 297,835 | N | Terraced | | 2 to 3 | 71 | 4,127 | 4,195 | Freehold | | |
| 48, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 01/12/2020 | 315,000 | 321,969 | N | Terraced | | 3 | 78 | 4,038 | 4,128 | Freehold | | |
| 29, Chesham Street, Leamington Spa, Warwickshire CV31 1JS | CV31 1JS | CV31 1 | 04/12/2020 | 363,000 | 371,031 | N | Terraced | | 2 to 3 | 97 | 3,742 | 3,825 | Freehold | | |
| 46, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JR | CV31 1JR | CV31 1 | 27/02/2020 | 344,500 | 381,732 | N | Semi-detached | | 3 | 99 | 3,469 | 3,844 | Freehold | | |
| 27, St Marys Road, Leamington Spa, Warwickshire CV31 1JP | CV31 1JP | CV31 1 | 25/06/2021 | 710,000 | 731,367 | N | Semi-detached | | | 209 | 3,397 | 3,499 | Freehold | | |
| 31, St Marys Road, Leamington Spa, Warwickshire CV31 1JP | CV31 1JP | CV31 1 | 04/09/2020 | 485,000 | 527,021 | N | Semi-detached | | | 168 | 2,887 | 3,137 | Freehold | | |
| 10, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 17/03/2021 | 675,000 | 706,377 | N | Semi-detached | | | 156 | 4,327 | 4,528 | Freehold | | |
| 26, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 06/03/2020 | 720,000 | 785,190 | N | Semi-detached | | | 185 | 3,892 | 4,244 | Freehold | | |
| 23, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL | CV31 1JL | CV31 1 | 05/01/2021 | 668,000 | 697,091 | N | Semi-detached | | | 233 | 2,867 | 2,992 | Freehold | | |
| 2, Clapham Street, Leamington Spa, Warwickshire CV31 1JJ | CV31 1JJ | CV31 1 | 20/10/2021 | 350,000 | 343,094 | N | Terraced | | 2 | 85 | 4,118 | 4,036 | Freehold | | |
| 3, Clapham Square, Leamington Spa, Warwickshire CV31 1JH | CV31 1JH | CV31 1 | 24/09/2020 | 256,000 | 271,315 | N | Terraced | | 2 to 3 | 68 | 3,765 | 3,990 | Freehold | | |
| 9, Clapham Square, Leamington Spa, Warwickshire CV31 1JH | CV31 1JH | CV31 1 | 31/08/2021 | 238,000 | 238,728 | N | Terraced | | 2 to 3 | 68 | 3,505 | 3,516 | Freehold | | |
| 66, Radford Road, Leamington Spa, Warwickshire CV31 1JG | CV31 1JG | CV31 1 | 21/01/2020 | 520,000 | 580,046 | N | Semi-detached | | | 184 | 2,825 | 3,151 | Freehold | | |
| Flat 2, 80, Radford Road, Leamington Spa, Warwickshire CV31 1JG | CV31 1JG | CV31 1 | 17/03/2020 | 185,000 | 188,432 | N | Flat | | 2 | 79 | 2,342 | 2,385 | Leasehold | | |
| 77, Clapham Terrace, Leamington Spa, Warwickshire CV31 1JE | CV31 1JE | CV31 1 | 28/10/2020 | 295,000 | 318,774 | N | Semi-detached | | 3 | 105 | 2,810 | 3,036 | Freehold | | |
| 57, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 24/09/2021 | 248,000 | 248,159 | N | Terraced | | 2 to 3 | 59 | 4,236 | 4,238 | Freehold | | |
| 23, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 18/06/2021 | 235,000 | 242,072 | N | Semi-detached | | 2 to 3 | 59 | 3,983 | 4,103 | Freehold | | |
| 17, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 05/03/2021 | 250,000 | 254,500 | N | Terraced | | 2 to 3 | 63 | 3,968 | 4,040 | Freehold | | |
| 10, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 03/07/2020 | 253,000 | 272,967 | N | Terraced | | 2 to 3 | 71 | 3,563 | 3,845 | Freehold | | |
| 27, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 30/07/2021 | 255,000 | 261,178 | N | Terraced | | 2 | 76 | 3,355 | 3,437 | Freehold | | |
| 37, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 06/01/2021 | 240,000 | 242,841 | N | Terraced | | 2 to 3 | 72 | 3,333 | 3,373 | Freehold | | |
| 24, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA | CV31 1JA | CV31 1 | 21/02/2020 | 220,530 | 239,043 | N | Terraced | | 2 to 3 | 71 | 3,106 | 3,367 | Freehold | | |
| 45, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HZ | CV31 1HZ | CV31 1 | 29/09/2021 | 335,000 | 335,215 | N | Terraced | | 3 to 4 | 99 | 3,384 | 3,386 | Freehold | | |
| 20, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HY | CV31 1HY | CV31 1 | 03/09/2021 | 360,550 | 360,782 | N | Terraced | | 3 | 105 | 3,434 | 3,436 | Freehold | | |
| 2, Gordon Court, Gordon Street, Leamington Spa, Warwickshire CV31 1HX | CV31 1HX | CV31 1 | 07/09/2021 | 152,000 | 151,027 | N | Flat | | 1 | 52 | 2,923 | 2,904 | Leasehold | | |
| 92, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 27/03/2020 | 383,000 | 409,022 | N | Terraced | | 3 | 87 | 4,418 | 4,718 | Freehold | | |
| 100, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 29/07/2020 | 377,000 | 406,753 | N | Terraced | | 2 to 3 | 109 | 3,472 | 3,746 | Freehold | | |
| 118, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 11/09/2020 | 388,500 | 411,741 | N | Terraced | | 3 to 4 | 123 | 3,159 | 3,347 | Freehold | | |
| 116, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW | CV31 1HW | CV31 1 | 01/04/2021 | 436,000 | 444,844 | N | Terraced | | 3 to 4 | 145 | 3,007 | 3,068 | Freehold | | |
| 49, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 11/06/2021 | 315,000 | 315,594 | N | Terraced | | 2 to 3 | 75 | 4,200 | 4,208 | Freehold | | |
| 29, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 06/03/2020 | 268,500 | 286,743 | N | Terraced | | 2 to 3 | 71 | 3,782 | 4,039 | Freehold | | |
| 51, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 27/03/2020 | 220,000 | 234,947 | N | Terraced | | 2 to 3 | 59 | 3,729 | 3,982 | Freehold | | |
| 36, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 15/01/2021 | 345,050 | 349,134 | N | Terraced | | 2 to 3 | 97 | 3,557 | 3,599 | Freehold | | |
| 50, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 11/12/2020 | 244,000 | 249,399 | N | Terraced | | 2 to 3 | 70 | 3,486 | 3,563 | Freehold | | |
| 15, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 18/12/2020 | 270,000 | 275,974 | N | Terraced | | 3 | 91 | 2,967 | 3,033 | Freehold | | |
| 32, Gordon Street, Leamington Spa, Warwickshire CV31 1HR | CV31 1HR | CV31 1 | 24/06/2021 | 320,000 | 320,603 | N | Terraced | | 3 | 114 | 2,807 | 2,812 | Freehold | | |
| Flat 9, Ashlawn House, 13, Forfield Place, Leamington Spa, Warwickshire CV31 1HQ | CV31 1HQ | CV31 1 | 10/07/2020 | 87,500 | 90,433 | N | Flat | | 1 | 31 | 2,823 | 2,917 | Leasehold | | |
| 11, New Street, Leamington Spa, Warwickshire CV31 1HP | CV31 1HP | CV31 1 | 15/07/2021 | 219,000 | 224,306 | N | Terraced | | 2 | 50 | 4,380 | 4,486 | Freehold | | |
| 12, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN | CV31 1HN | CV31 1 | 30/11/2020 | 405,000 | 420,126 | N | Terraced | | 3 to 4 | 114 | 3,553 | 3,685 | Freehold | | |
| 60, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN | CV31 1HN | CV31 1 | 13/05/2021 | 270,000 | 274,456 | N | Terraced | | 2 to 3 | 82 | 3,293 | 3,347 | Freehold | | |
| 64, New Street, Leamington Spa, Warwickshire CV31 1HL | CV31 1HL | CV31 1 | 23/10/2020 | 290,000 | 305,097 | N | Terraced | | 2 to 3 | 81 | 3,580 | 3,767 | Freehold | | |
| 83, New Street, Leamington Spa, Warwickshire CV31 1HL | CV31 1HL | CV31 1 | 04/09/2020 | 231,000 | 251,014 | N | Semi-detached | | 2 | 67 | 3,448 | 3,746 | Freehold | | |
| 1, Forfield Place, Leamington Spa, Warwickshire CV31 1HG | CV31 1HG | CV31 1 | 20/11/2020 | 350,000 | 383,470 | N | Detached | | 3 | 72 | 4,842 | 5,305 | Freehold | | |
| Flat 4, Redland House, 78, Russell Terrace, Leamington Spa, Warwickshire CV31 1HF | CV31 1HF | CV31 1 | 07/05/2020 | 218,000 | 221,127 | N | Flat | | 2 | 56 | 3,893 | 3,949 | Leasehold | | |
| Flat 3, 60, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE | CV31 1HE | CV31 1 | 05/11/2021 | 216,500 | 216,500 | N | Flat | | 1 | 47 | 4,606 | 4,606 | Leasehold | | |
| Flat 3, 46, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE | CV31 1HE | CV31 1 | 02/09/2020 | 315,000 | 323,987 | N | Flat | | 2 | 97 | 3,247 | 3,340 | Leasehold | | |
| Flat 116, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD | CV31 1HD | CV31 1 | 17/01/2020 | 215,000 | 223,134 | N | Flat | | 2 | 53 | 4,057 | 4,210 | Leasehold | | |
| Flat 98, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD | CV31 1HD | CV31 1 | 08/06/2020 | 151,000 | 153,651 | N | Flat | | 1 | 44 | 3,432 | 3,492 | Leasehold | | |
| 26, George Street, Leamington Spa, Warwickshire CV31 1HA | CV31 1HA | CV31 1 | 21/05/2021 | 360,000 | 365,941 | N | Terraced | | | 139 | 2,590 | 2,633 | Freehold | | |
| 50, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GW | CV31 1GW | CV31 1 | 30/07/2021 | 190,000 | 194,603 | N | Terraced | | 2 | 54 | 3,519 | 3,604 | Freehold | | |
| 30, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GD | CV31 1GD | CV31 1 | 17/01/2020 | 213,000 | 237,596 | N | Semi-detached | | 2 | 55 | 3,873 | 4,320 | Freehold | | |
| 21, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 15/01/2021 | 246,000 | 256,713 | N | Semi-detached | | 2 | 61 | 4,033 | 4,208 | Freehold | | |
| 4, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 08/07/2021 | 247,500 | 258,915 | N | Semi-detached | | 2 to 3 | 62 | 3,992 | 4,176 | Freehold | | |
| 23, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW | CV31 1FW | CV31 1 | 19/02/2021 | 247,000 | 257,594 | N | Semi-detached | | 2 | 6 | | | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 10, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 26/05/2020 | 231,000 | 248,676 | N | Semi-detached | | 2 to 3 | 63 | 3,667 | 3,947 | Freehold | | |
| 9, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 05/06/2020 | 220,000 | 232,286 | N | Terraced | | 2 | 61 | 3,607 | 3,808 | Freehold | | |
| 17, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN | CV31 1FN | CV31 1 | 04/05/2020 | 172,500 | 185,699 | N | Semi-detached | | 2 | 53 | 3,249 | 3,497 | Freehold | | |
| 22, Packwood Close, Leamington Spa, Warwickshire CV31 1FL | CV31 1FL | CV31 1 | 18/01/2021 | 217,500 | 226,972 | N | Semi-detached | | 2 | 51 | 4,265 | 4,450 | Freehold | | |
| 38, Packwood Close, Leamington Spa, Warwickshire CV31 1FL | CV31 1FL | CV31 1 | 27/03/2020 | 227,500 | 248,098 | N | Semi-detached | | 2 | 62 | 3,669 | 4,002 | Freehold | | |
| 11, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ | CV31 1EZ | CV31 1 | 26/05/2021 | 485,000 | 505,326 | N | Semi-detached | | 3 to 4 | 125 | 3,880 | 4,043 | Freehold | | |
| Flat 4, Clifton Lodge, 18, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ | CV31 1EZ | CV31 1 | 07/04/2020 | 205,000 | 205,139 | N | Flat | | 2 | 87 | 2,348 | 2,349 | Leasehold | | |
| Flat 2, 7, Church Street, Leamington Spa, Warwickshire CV31 1ER | CV31 1ER | CV31 1 | 18/12/2020 | 175,000 | 175,266 | N | Flat | | 1 | 43 | 4,070 | 4,076 | Leasehold | | |
| Flat 2, 9, Church Street, Leamington Spa, Warwickshire CV31 1ER | CV31 1ER | CV31 1 | 18/06/2020 | 150,000 | 152,633 | N | Flat | | 1 | 41 | 3,659 | 3,723 | Leasehold | | |
| 7, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 31/03/2020 | 260,000 | 264,824 | N | Flat | | 2 | 58 | 4,483 | 4,566 | Leasehold | | |
| 18, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 08/07/2020 | 235,000 | 242,878 | N | Flat | | 2 | 62 | 3,790 | 3,917 | Leasehold | | |
| 24, Packington Place, Leamington Spa, Warwickshire CV31 1EP | CV31 1EP | CV31 1 | 19/02/2020 | 195,000 | 201,476 | N | Flat | | 2 | 60 | 3,239 | 3,347 | Leasehold | | |
| Flat 1, 2, Church Terrace, Leamington Spa, Warwickshire CV31 1EN | CV31 1EN | CV31 1 | 08/10/2020 | 370,000 | 380,281 | N | Flat | | 3 | 142 | 2,606 | 2,678 | Leasehold | | |
| 23, Regent Place, Leamington Spa, Warwickshire CV31 1EH | CV31 1EH | CV31 1 | 26/11/2020 | 155,000 | 157,088 | N | Flat | | 1 | 42 | 3,727 | 3,777 | Leasehold | | |
| 24, Gloucester Street, Leamington Spa, Warwickshire CV31 1EE | CV31 1EE | CV31 1 | 25/09/2020 | 175,000 | 179,993 | N | Flat | | 1 | 46 | 3,804 | 3,913 | Leasehold | | |
| 2, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB | CV31 1EB | CV31 1 | 26/02/2021 | 224,500 | 227,325 | N | Terraced | | | 57 | 3,939 | 3,988 | Freehold | | |
| 5, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB | CV31 1EB | CV31 1 | 28/02/2020 | 265,000 | 287,246 | N | Terraced | | | 92 | 2,880 | 3,122 | Freehold | | |
| 4, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA | CV31 1EA | CV31 1 | 20/11/2020 | 287,500 | 298,237 | N | Terraced | | 2 to 3 | 69 | 4,138 | 4,292 | Freehold | | |
| 2, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA | CV31 1EA | CV31 1 | 22/09/2020 | 300,000 | 308,559 | N | Flat | | 3 | 123 | 2,439 | 2,509 | Leasehold | | |
| 19, Leam Street, Leamington Spa, Warwickshire CV31 1DZ | CV31 1DZ | CV31 1 | 07/08/2020 | 332,500 | 364,410 | N | Semi-detached | | 3 | 62 | 5,329 | 5,841 | Freehold | | |
| 8, Leam Street, Leamington Spa, Warwickshire CV31 1DZ | CV31 1DZ | CV31 1 | 08/10/2020 | 330,000 | 347,180 | N | Terraced | | 2 to 3 | 75 | 4,400 | 4,629 | Freehold | | |
| 12, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 21/06/2021 | 346,500 | 347,153 | N | Terraced | | 3 | 63 | 5,500 | 5,510 | Freehold | | |
| 4, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 12/11/2020 | 326,250 | 338,435 | N | Terraced | | 2 | 79 | 4,130 | 4,284 | Freehold | | |
| 29, Northcote Street, Leamington Spa, Warwickshire CV31 1DX | CV31 1DX | CV31 1 | 30/03/2020 | 320,000 | 341,742 | N | Terraced | | 2 to 3 | 88 | 3,636 | 3,883 | Freehold | | |
| 179, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 18/12/2020 | 325,000 | 332,191 | N | Terraced | | 2 to 3 | 75 | 4,333 | 4,429 | Freehold | | |
| 184, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 04/02/2021 | 380,000 | 384,781 | N | Terraced | | 2 to 3 | 90 | 4,222 | 4,275 | Freehold | | |
| 203, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 01/12/2020 | 390,000 | 398,629 | N | Terraced | | 3 | 106 | 3,679 | 3,761 | Freehold | | |
| 188, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW | CV31 1DW | CV31 1 | 05/07/2021 | 190,000 | 194,603 | N | Terraced | | 2 | 52 | 3,654 | 3,742 | Freehold | | |
| 9, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU | CV31 1DU | CV31 1 | 28/05/2021 | 182,000 | 182,995 | N | Flat | | 2 | 54 | 3,370 | 3,389 | Leasehold | | |
| 3, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU | CV31 1DU | CV31 1 | 07/06/2021 | 175,000 | 174,190 | N | Flat | | 2 | 52 | 3,365 | 3,350 | Leasehold | | |
| 18, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 12/01/2021 | 352,000 | 356,166 | N | Terraced | | 2 | 81 | 4,346 | 4,397 | Freehold | | |
| 12, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 14/12/2020 | 322,000 | 329,124 | N | Terraced | | 2 to 3 | 76 | 4,237 | 4,331 | Freehold | | |
| 28, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 10/02/2021 | 305,000 | 308,838 | N | Terraced | | 2 | 72 | 4,236 | 4,289 | Freehold | | |
| 1, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 31/03/2021 | 322,000 | 327,796 | N | Terraced | | 2 | 81 | 3,975 | 4,047 | Freehold | | |
| 20, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 22/02/2021 | 310,000 | 313,901 | N | Terraced | | 2 to 3 | 80 | 3,875 | 3,924 | Freehold | | |
| 24, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 30/09/2021 | 461,670 | 467,711 | N | Detached | | 3 | 128 | 3,607 | 3,654 | Freehold | | |
| 21, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT | CV31 1DT | CV31 1 | 09/04/2021 | 305,000 | 311,187 | N | Terraced | | 2 to 3 | 99 | 3,081 | 3,143 | Freehold | | |
| 12, Nightingale Court, Leam Terrace, Leamington Spa, Warwickshire CV31 1DQ | CV31 1DQ | CV31 1 | 10/09/2020 | 250,000 | 257,132 | N | Flat | | 2 to 3 | 77 | 3,247 | 3,339 | Leasehold | | |
| 8, Glebe Place, Leamington Spa, Warwickshire CV31 1DP | CV31 1DP | CV31 1 | 19/03/2021 | 341,000 | 347,138 | N | Terraced | | 2 to 3 | 71 | 4,816 | 4,903 | Freehold | | |
| 152, Leam Terrace, Leamington Spa, Warwickshire CV31 1DN | CV31 1DN | CV31 1 | 16/10/2020 | 310,000 | 326,138 | N | Terraced | | 3 | 79 | 3,924 | 4,128 | Freehold | | |
| 20, Willes Terrace, Leamington Spa, Warwickshire CV31 1DL | CV31 1DL | CV31 1 | 03/02/2020 | 710,000 | 786,735 | N | Semi-detached | | | 189 | 3,757 | 4,163 | Freehold | | |
| 6, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1DH | CV31 1DH | CV31 1 | 28/06/2021 | 380,500 | 391,951 | N | Semi-detached | | 3 to 4 | 106 | 3,590 | 3,698 | Freehold | | |
| 131, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 26/02/2021 | 685,000 | 730,665 | N | Detached | | | 146 | 4,692 | 5,005 | Freehold | | |
| 169, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 15/01/2021 | 390,000 | 394,616 | N | Terraced | | 2 to 3 | 83 | 4,699 | 4,754 | Freehold | | |
| 101, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF | CV31 1DF | CV31 1 | 11/03/2021 | 410,000 | 417,381 | N | Terraced | | 3 to 4 | 116 | 3,534 | 3,598 | Leasehold | | |
| 86, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 17/07/2020 | 865,000 | 953,067 | N | Semi-detached | | 3 to 4 | 208 | 4,159 | 4,582 | Freehold | | |
| 79, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 12/02/2021 | 872,500 | 909,923 | N | Semi-detached | | | 231 | 3,777 | 3,939 | Freehold | | |
| 88, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE | CV31 1DE | CV31 1 | 30/04/2021 | 755,000 | 791,851 | N | Semi-detached | | | 211 | 3,578 | 3,753 | Freehold | | |
| 2, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD | CV31 1DD | CV31 1 | 30/04/2021 | 230,000 | 241,226 | N | Semi-detached | | | 57 | 4,035 | 4,232 | Freehold | | |
| 4, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD | CV31 1DD | CV31 1 | 01/04/2021 | 224,000 | 234,933 | N | Semi-detached | | | 57 | 3,930 | 4,122 | Freehold | | |
| Flat 12, Richmond Court, St Marys Road, Leamington Spa, Warwickshire CV31 1DA | CV31 1DA | CV31 1 | 25/02/2021 | 197,500 | 197,018 | N | Flat | | 2 | 73 | 2,705 | 2,699 | Leasehold | | |
| Flat 4, Ravensgate House, 46, Willes Road, Leamington Spa, Warwickshire CV31 1BY | CV31 1BY | CV31 1 | 04/03/2021 | 400,000 | 402,871 | N | Flat | | 2 | 56 | 7,143 | 7,194 | Leasehold | | |
| 36, Willes Road, Leamington Spa, Warwickshire CV31 1BY | CV31 1BY | CV31 1 | 18/06/2021 | 775,000 | 798,323 | N | Semi-detached | | | 241 | 3,216 | 3,313 | Freehold | | |
| 65, Willes Road, Leamington Spa, Warwickshire CV31 1BW | CV31 1BW | CV31 1 | 13/10/2020 | 1,070,000 | 1,185,850 | N | Detached | | | 244 | 4,391 | 4,866 | Freehold | | |
| Flat 3, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 31/01/2020 | 186,650 | 193,711 | N | Flat | | 1 | 46 | 4,058 | 4,211 | Leasehold | | |
| Flat 2, 52, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 11/03/2021 | 237,000 | 238,701 | N | Flat | | 1 | 59 | 4,017 | 4,046 | Leasehold | | |
| 60, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 07/05/2021 | 1,042,000 | 1,059,196 | N | Terraced | | | 268 | 3,888 | 3,952 | Freehold | | |
| Flat 2, 28, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 10/02/2021 | 473,000 | 471,846 | N | Flat | | 2 to 3 | 129 | 3,667 | 3,658 | Leasehold | | |
| Flat 2, 48, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 21/02/2020 | 170,000 | 175,646 | N | Flat | | 1 | 57 | 2,982 | 3,082 | Leasehold | | |
| Flat 4, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ | CV31 1BQ | CV31 1 | 27/01/2020 | 165,000 | 171,242 | N | Flat | | 1 | 71 | 2,324 | 2,412 | Leasehold | | |
| 4, Innage Close, Leamington Spa, Warwickshire CV31 1BL | CV31 1BL | CV31 1 | 30/03/2020 | 850,000 | 952,895 | N | Detached | | | 189 | 4,497 | 5,042 | Freehold | | |
| 7, Milford Court, Mill Road, Leamington Spa, Warwickshire CV31 1BJ | CV31 1BJ | CV31 1 | 30/09/2021 | 230,000 | 228,528 | N | Flat | | 2 | 74 | 3,108 | 3,088 | Leasehold | | |
| 4, Cecil Court, Mill Road, Leamington Spa, Warwickshire CV31 1BH | CV31 1BH | CV31 1 | 06/03/2020 | 208,000 | 226,833 | N | Semi-detached | | 2 | 69 | 3,014 | 3,287 | Leasehold | | |
| 7, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 17/01/2020 | 236,000 | 263,252 | N | Semi-detached | | | 57 | 4,140 | 4,618 | Freehold | | |
| 14, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 06/11/2020 | 230,000 | 238,590 | N | Terraced | | | 57 | 4,035 | 4,186 | Freehold | | |
| 2, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 27/08/2021 | 360,000 | 370,363 | N | Detached | | | 93 | 3,871 | 3,982 | Freehold | | |
| 10, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 19/05/2021 | 266,250 | 277,408 | N | Semi-detached | | | 71 | 3,750 | 3,907 | Freehold | | |
| 17, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD | CV31 1BD | CV31 1 | 03/06/2021 | 217,500 | 217,910 | N | Terraced | | | 56 | 3,884 | 3,891 | Freehold | | |
| 6, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 07/01/2021 | 922,000 | 985,529 | N | Detached | | | 143 | 6,448 | 6,892 | Freehold | | |
| 15, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 27/01/2021 | 2,000,000 | 2,137,808 | N | Detached | | | 433 | 4,621 | 4,939 | Freehold | | |
| Flat 2, 20, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 21/09/2020 | 452,500 | 465,410 | N | Flat | | 3 | 128 | 3,538 | 3,639 | Leasehold | | |
| Flat 2, 19, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB | CV31 1BB | CV31 1 | 16/03/2020 | 212,500 | 216,442 | N | Flat | | 2 | 86 | 2,471 | 2,517 | Leasehold | | |
| 8, Priory Terrace, Leamington Spa, Warwickshire CV31 1BA | CV31 1BA | CV31 1 | 11/02/2020 | 445,000 | 482,357 | N | Terraced | | 3 to 4 | 162 | 2,747 | 2,978 | Freehold | | |
| 17, Marbled Close, Leamington Spa, Warwickshire CV31 1AY | CV31 1AY | CV31 1 | 03/02/2021 | 427,000 | 455,466 | N | Detached | | | 121 | 3,529 | 3,764 | Freehold | | |
| 10, Marbled Close, Leamington Spa, Warwickshire CV31 1AY | CV31 1AY | CV31 1 | 06/04/2021 | 415,000 | 443,452 | N | Detached | | | 121 | 3,430 | 3,665 | Freehold | | |
| 29, Admiral Way, Leamington Spa, Warwickshire CV31 1AX | CV31 1AX | CV31 1 | 26/03/2021 | 223,000 | 227,014 | N | Terraced | | | 57 | 3,912 | 3,983 | Freehold | | |
| 27, Admiral Way, Leamington Spa, Warwickshire CV31 1AX | CV31 1AX | CV31 1 | 19/02/2021 | 218,000 | 220,743 | N | Terraced | | | 57 | 3,825 | 3,873 | Freehold | | |
| 8, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW | CV31 1AW | CV31 1 | 16/10/2020 | 210,000 | 226,924 | N | Semi-detached | | 2 to 3 | 50 | 4,167 | 4,502 | Freehold | | |
| 3, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW | CV31 1AW | CV31 1 | 15/06/2020 | 230,000 | 242,844 | N | Terraced | | 2 to 3 | 68 | 3,382 | 3,5 | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|----------|--|--|
| 19, Emperor Boulevard, Leamington Spa, Warwickshire CV31 1AT | CV31 1AT | CV31 1 | 09/10/2020 | 247,000 | 266,905 | N | Semi-detached | | | 71 | 3,479 | 3,759 | Freehold | | | |
| 21, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 23/10/2020 | 230,000 | 248,535 | N | Semi-detached | | | 51 | 4,510 | 4,873 | Freehold | | | |
| 25, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 21/02/2020 | 224,000 | 248,209 | N | Semi-detached | | 2 to 3 | 59 | 3,797 | 4,207 | Freehold | | | |
| 18, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 20/11/2020 | 232,500 | 248,546 | N | Semi-detached | | 2 to 3 | 62 | 3,750 | 4,009 | Freehold | | | |
| 28, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR | CV31 1AR | CV31 1 | 22/09/2021 | 210,000 | 211,344 | N | Semi-detached | | 2 to 3 | 88 | 2,386 | 2,402 | Freehold | | | |
| 3, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL | CV31 1AL | CV31 1 | 15/02/2021 | 232,000 | 241,951 | N | Semi-detached | | 2 to 3 | 72 | 3,222 | 3,360 | Freehold | | | |
| 1, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL | CV31 1AL | CV31 1 | 29/10/2021 | 240,000 | 235,264 | N | Terraced | | 2 to 3 | 71 | 3,380 | 3,314 | Freehold | | | |
| 40, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 04/11/2020 | 270,000 | 280,084 | N | Terraced | | 3 | 81 | 3,333 | 3,458 | Freehold | | | |
| 7, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 05/03/2021 | 199,995 | 203,595 | N | Terraced | | 2 | 60 | 3,333 | 3,393 | Freehold | | | |
| 12, Parish End, Leamington Spa, Warwickshire CV31 1AJ | CV31 1AJ | CV31 1 | 12/11/2021 | 185,000 | 185,000 | N | Flat | | 2 | 64 | 2,891 | 2,891 | Leasehold | | | |
| 15, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 04/02/2021 | 172,000 | 171,580 | N | Flat | | 2 | 56 | 3,071 | 3,064 | Leasehold | | | |
| 7, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 30/03/2021 | 323,000 | 328,814 | N | Terraced | | | 113 | 2,858 | 2,910 | Freehold | | | |
| 16, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 29/01/2021 | 170,000 | 168,757 | N | Flat | | 2 | 60 | 2,833 | 2,813 | Leasehold | | | |
| 3, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH | CV31 1AH | CV31 1 | 16/04/2021 | 335,000 | 341,796 | N | Terraced | | 3 to 4 | 140 | 2,393 | 2,441 | Freehold | | | |
| 7, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 29/01/2021 | 227,500 | 237,407 | N | Semi-detached | | | 52 | 4,338 | 4,527 | Freehold | | | |
| 20, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 11/06/2021 | 255,000 | 266,816 | N | Detached | | 2 to 3 | 59 | 4,322 | 4,522 | Freehold | | | |
| 17, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 30/03/2021 | 400,000 | 427,495 | N | Detached | | | 113 | 3,548 | 3,792 | Freehold | | | |
| 12, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF | CV31 1AF | CV31 1 | 31/03/2020 | 360,000 | 403,579 | N | Detached | | | 140 | 2,563 | 2,873 | Freehold | | | |
| 5, Kingfishers Reach, Leamington Spa, Warwickshire CV31 1AE | CV31 1AE | CV31 1 | 31/07/2020 | 219,000 | 236,284 | N | Terraced | | | 52 | 4,176 | 4,506 | Freehold | | | |
| 11, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 09/04/2021 | 265,000 | 277,935 | N | Semi-detached | | 2 | 61 | 4,344 | 4,556 | Freehold | | | |
| 2, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 30/10/2020 | 250,000 | 270,147 | N | Semi-detached | | | 2 | 64 | 3,906 | 4,221 | Freehold | | |
| 8, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 02/10/2020 | 245,000 | 264,744 | N | Semi-detached | | 2 to 3 | 63 | 3,889 | 4,202 | Freehold | | | |
| 6, Otters Rest, Leamington Spa, Warwickshire CV31 1AD | CV31 1AD | CV31 1 | 18/12/2020 | 232,000 | 245,024 | N | Semi-detached | | 2 to 3 | 74 | 3,135 | 3,311 | Freehold | | | |
| 7, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 14/05/2021 | 276,000 | 292,247 | N | Detached | | 2 to 3 | 54 | 5,111 | 5,412 | Freehold | | | |
| 43, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 30/11/2020 | 245,000 | 261,909 | N | Semi-detached | | 2 to 3 | 65 | 3,769 | 4,029 | Freehold | | | |
| 21, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 08/04/2021 | 342,000 | 365,447 | N | Detached | | 3 | 92 | 3,717 | 3,972 | Freehold | | | |
| 46, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB | CV31 1AB | CV31 1 | 10/01/2020 | 262,500 | 301,947 | N | Detached | | 3 | 77 | 3,409 | 3,921 | Freehold | | | |
| | | CV31 1 Average | | | | | | | | | | 3,756 | | | | |
| 14, Oak Close, Baginton, Coventry, Warwickshire CV8 3LE | CV8 3LE | CV8 3 | 21/09/2020 | 199,000 | 216,242 | N | Semi-detached | | 3 | 57 | 3,491 | 3,794 | Freehold | | | |
| 15, Orchard Way, Bubbenhall, Coventry, Warwickshire CV8 3JQ | CV8 3JQ | CV8 3 | 29/06/2021 | 426,000 | 445,740 | N | Detached | | | 132 | 3,222 | 3,371 | Freehold | | | |
| 7, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE | CV8 3JE | CV8 3 | 19/05/2021 | 480,000 | 508,255 | N | Detached | | 3 | 145 | 3,310 | 3,505 | Freehold | | | |
| 13, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE | CV8 3JE | CV8 3 | 29/01/2021 | 465,000 | 497,040 | N | Detached | | | 167 | 2,784 | 2,976 | Freehold | | | |
| 35, Coopers Walk, Bubbenhall, Coventry, Warwickshire CV8 3JB | CV8 3JB | CV8 3 | 06/05/2020 | 396,000 | 436,125 | N | Detached | | | 106 | 3,736 | 4,114 | Freehold | | | |
| Rose Cottage, Church Lane, Stoneleigh, Coventry, Warwickshire CV8 3DN | CV8 3DN | CV8 3 | 24/07/2020 | 570,000 | 649,129 | N | Detached | | | 183 | 3,115 | 3,547 | Freehold | | | |
| 6, Vicarage Road, Stoneleigh, Coventry, Warwickshire CV8 3DH | CV8 3DH | CV8 3 | 04/03/2020 | 320,000 | 348,973 | N | Semi-detached | | 2 | 80 | 4,000 | 4,362 | Freehold | | | |
| 28, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 19/06/2020 | 395,000 | 425,464 | N | Semi-detached | | | 108 | 3,657 | 3,939 | Freehold | | | |
| 10, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 08/01/2021 | 320,000 | 333,936 | N | Semi-detached | | 3 | 89 | 3,596 | 3,752 | Freehold | | | |
| 13, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 09/06/2020 | 280,000 | 295,636 | N | Terraced | | 2 to 3 | 85 | 3,294 | 3,478 | Freehold | | | |
| 20, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG | CV8 3DG | CV8 3 | 07/09/2021 | 278,000 | 279,779 | N | Semi-detached | | 3 | 84 | 3,310 | 3,331 | Freehold | | | |
| 13, Stoneleigh Close, Stoneleigh, Coventry, Warwickshire CV8 3DE | CV8 3DE | CV8 3 | 10/01/2020 | 565,000 | 649,904 | N | Detached | | | 158 | 3,576 | 4,113 | Freehold | | | |
| 8b, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 09/03/2020 | 340,000 | 370,784 | N | Semi-detached | | | 82 | 4,146 | 4,522 | Freehold | | | |
| 8a, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 24/07/2020 | 324,000 | 356,987 | N | Semi-detached | | | 82 | 3,951 | 4,354 | Freehold | | | |
| 28, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 11/12/2020 | 445,000 | 469,981 | N | Semi-detached | | 3 | 114 | 3,904 | 4,123 | Freehold | | | |
| 15, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 15/10/2020 | 506,500 | 547,318 | N | Semi-detached | | 3 to 4 | 144 | 3,526 | 3,811 | Freehold | | | |
| 11, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD | CV8 3DD | CV8 3 | 25/11/2020 | 418,000 | 457,973 | N | Detached | | 3 to 4 | 125 | 3,344 | 3,664 | Freehold | | | |
| 1, Dudley Terrace, Stoneleigh, Coventry, Warwickshire CV8 3DB | CV8 3DB | CV8 3 | 10/09/2020 | 186,000 | 191,307 | N | Flat | | 2 to 3 | 61 | 3,049 | 3,136 | Leasehold | | | |
| Ludgates View, Lower End, Bubbenhall, Coventry, Warwickshire CV8 3BW | CV8 3BW | CV8 3 | 06/01/2020 | 425,000 | 488,866 | N | Detached | | 3 to 4 | 94 | 4,521 | 5,201 | Freehold | | | |
| Broom Hill Farm, Watery Lane, Bubbenhall, Coventry, Warwickshire CV8 3BQ | CV8 3BQ | CV8 3 | 09/09/2020 | 602,500 | 673,125 | N | Detached | | 3 to 4 | 140 | 4,304 | 4,808 | Freehold | | | |
| Beechwood, Weston Lane, Bubbenhall, Coventry, Warwickshire CV8 3BN | CV8 3BN | CV8 3 | 27/11/2020 | 945,000 | 1,035,370 | N | Detached | | | 216 | 4,375 | 4,793 | Freehold | | | |
| 1, Grime Cottage, Spring Hill, Bubbenhall, Coventry, Warwickshire CV8 3BD | CV8 3BD | CV8 3 | 22/05/2020 | 393,800 | 423,933 | N | Semi-detached | | 3 to 4 | 104 | 3,787 | 4,076 | Freehold | | | |
| White Lodge Barn, White Lodge Farm, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA | CV8 3BA | CV8 3 | 27/03/2020 | 725,000 | 812,764 | N | Detached | | 3 | 213 | 3,404 | 3,816 | Freehold | | | |
| 3, Small Holdings, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA | CV8 3BA | CV8 3 | 28/04/2021 | 550,000 | 576,845 | N | Semi-detached | | 3 to 4 | 194 | 2,835 | 2,973 | Freehold | | | |
| 10, Rowley Road, Baginton, Coventry, Warwickshire CV8 3AL | CV8 3AL | CV8 3 | 23/01/2020 | 125,000 | 129,729 | N | Flat | | 2 | 53 | 2,358 | 2,448 | Leasehold | | | |
| 30, Mill Hill, Baginton, Coventry, Warwickshire CV8 3AG | CV8 3AG | CV8 3 | 16/04/2021 | 396,000 | 415,329 | N | Semi-detached | | 3 to 4 | 103 | 3,845 | 4,032 | Freehold | | | |
| The Yews, Holly Walk, Baginton, Coventry, Warwickshire CV8 3AE | CV8 3AE | CV8 3 | 17/09/2021 | 485,000 | 491,347 | N | Detached | | 3 | 150 | 3,233 | 3,276 | Freehold | | | |
| 12, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD | CV8 3AD | CV8 3 | 21/12/2020 | 345,000 | 373,560 | N | Detached | | 2 | 76 | 4,539 | 4,915 | Freehold | | | |
| 17, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD | CV8 3AD | CV8 3 | 12/08/2020 | 195,000 | 208,474 | N | Terraced | | 2 to 3 | 86 | 2,267 | 2,424 | Freehold | | | |
| 2, Frances Road, Baginton, Coventry, Warwickshire CV8 3AB | CV8 3AB | CV8 3 | 27/03/2020 | 255,000 | 272,325 | N | Terraced | | 2 to 3 | 80 | 3,188 | 3,404 | Freehold | | | |
| | | CV8 3 Average | | | | | | | | | | 3,802 | | | | |
| 2, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 16/02/2021 | 280,000 | 292,010 | N | Semi-detached | | 2 to 3 | 58 | 4,828 | 5,035 | Freehold | | | |
| 42, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 23/03/2020 | 235,000 | 250,966 | N | Terraced | | 2 to 3 | 57 | 4,096 | 4,374 | Freehold | | | |
| 28, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP | CV8 2XP | CV8 2 | 28/06/2021 | 355,000 | 365,683 | N | Semi-detached | | 3 to 4 | 99 | 3,586 | 3,694 | Freehold | | | |
| 3, Angus Close, Kenilworth, Warwickshire CV8 2XH | CV8 2XH | CV8 2 | 17/12/2020 | 260,000 | 274,596 | N | Semi-detached | | 2 | 59 | 4,402 | 4,649 | Freehold | | | |
| 14, Lulworth Park, Kenilworth, Warwickshire CV8 2XG | CV8 2XG | CV8 2 | 28/01/2021 | 427,000 | 456,422 | N | Detached | | 3 to 4 | 105 | 4,067 | 4,347 | Freehold | | | |
| 11, Lulworth Park, Kenilworth, Warwickshire CV8 2XG | CV8 2XG | CV8 2 | 23/01/2020 | 475,000 | 546,380 | N | Detached | | | 135 | 3,519 | 4,047 | Freehold | | | |
| 32, Littleton Close, Kenilworth, Warwickshire CV8 2WA | CV8 2WA | CV8 2 | 15/01/2021 | 710,000 | 758,922 | N | Detached | | | 144 | 4,931 | 5,270 | Freehold | | | |
| 11, Laneham Place, Kenilworth, Warwickshire CV8 2UN | CV8 2UN | CV8 2 | 19/02/2021 | 425,000 | 453,332 | N | Detached | | 3 to 4 | 135 | 3,148 | 3,358 | Freehold | | | |
| 5, The Wardens, Kenilworth, Warwickshire CV8 2UH | CV8 2UH | CV8 2 | 21/10/2021 | 710,000 | 699,088 | N | Detached | | 3 to 4 | 179 | 3,966 | 3,906 | Freehold | | | |
| 3, Butler Close, Kenilworth, Warwickshire CV8 2TW | CV8 2TW | CV8 2 | 01/07/2020 | 430,000 | 489,693 | N | Detached | | | 106 | 4,057 | 4,620 | Freehold | | | |
| 22, Gloster Drive, Kenilworth, Warwickshire CV8 2TU | CV8 2TU | CV8 2 | 24/06/2020 | 810,000 | 896,672 | N | Detached | | | 189 | 4,286 | 4,744 | Freehold | | | |
| 27, Garlick Drive, Kenilworth, Warwickshire CV8 2TT | CV8 2TT | CV8 2 | 12/03/2020 | 445,000 | 498,869 | N | Detached | | | 132 | 3,371 | 3,779 | Freehold | | | |
| 35, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS | CV8 2TS | CV8 2 | 21/01/2020 | 145,000 | 150,485 | N | Flat | | 2 | 55 | 2,636 | 2,736 | Leasehold | | | |
| 56, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS | CV8 2TS | CV8 2 | 20/11/2020 | 99,000 | 100,334 | N | Flat | | 1 | 42 | 2,357 | 2,389 | Leasehold | | | |
| 20, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 17/12/2020 | 215,000 | 219,757 | N | Terraced | | 2 | 45 | 4,778 | 4,883 | Leasehold | | | |
| 10, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 06/05/2020 | 235,000 | 258,812 | N | Detached | | 2 | 54 | 4,352 | 4,793 | Leasehold | | | |
| 6, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 11/09/2020 | 176,000 | 186,529 | N | Terraced | | 1 | 39 | 4,513 | 4,783 | Leasehold | | | |
| 14, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR | CV8 2TR | CV8 2 | 25/05/2021 | 215,000 | 224,010 | N | Semi-detached | | 2 | 52 | 4,135 | 4,308 | Leasehold | | | |
| 11, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 02/10/2020 | 440,000 | 487,639 | N | Detached | | | 118 | 3,729 | 4,133 | Freehold | | | |
| 5, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 28/05/2021 | 491,500 | 520,432 | N | Detached | | | 128 | 3,829 | 4,055 | Freehold | | | |
| 25, Best Avenue, Kenilworth, Warwickshire CV8 2TN | CV8 2TN | CV8 2 | 07/10/2021 | 587,000 | 577,979 | N | Detached | | | 148 | 3,954 | 3,894 | Freehold | | | |
| 20, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB | CV8 2TB | CV8 2 | 25/03/2020 | 450,000 | 504,474 | N | Detached | | 2 to 3 | 85 | 5,294 | 5,935 | Freehold | | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 14, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB | CV8 2TB | CV8 2 | 10/09/2020 | 475,000 | 530,680 | N | Detached | | 3 to 4 | 105 | 4,524 | 5,054 | Freehold | | |
| 40, Frythe Close, Kenilworth, Warwickshire CV8 2SY | CV8 2SY | CV8 2 | 10/09/2020 | 430,000 | 467,256 | N | Semi-detached | | 2 to 3 | 84 | 5,119 | 5,563 | Freehold | | |
| 34, Frythe Close, Kenilworth, Warwickshire CV8 2SY | CV8 2SY | CV8 2 | 16/09/2021 | 1,018,000 | 1,031,321 | N | Detached | | | 244 | 4,172 | 4,227 | Freehold | | |
| 203, Dalehouse Lane, Kenilworth, Warwickshire CV8 2SX | CV8 2SX | CV8 2 | 11/12/2020 | 665,000 | 720,051 | N | Detached | | | 197 | 3,369 | 3,648 | Freehold | | |
| 6, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 18/09/2020 | 170,000 | 174,850 | N | Flat | | 2 | 51 | 3,333 | 3,428 | Leasehold | | |
| 12, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 29/05/2020 | 179,950 | 182,532 | N | Flat | | 2 | 54 | 3,308 | 3,355 | Leasehold | | |
| 9, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 02/10/2020 | 165,500 | 170,099 | N | Flat | | 2 | 52 | 3,183 | 3,271 | Leasehold | | |
| 46, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 23/06/2020 | 165,000 | 167,896 | N | Flat | | 2 | 55 | 3,000 | 3,053 | Leasehold | | |
| 21, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 30/06/2021 | 173,000 | 172,199 | N | Flat | | 2 to 3 | 59 | 2,932 | 2,919 | Leasehold | | |
| 2, Harbourne Close, Kenilworth, Warwickshire CV8 2ST | CV8 2ST | CV8 2 | 29/10/2021 | 145,000 | 142,133 | N | Flat | | 2 | 56 | 2,599 | 2,547 | Leasehold | | |
| 2, Heyville Croft, Kenilworth, Warwickshire CV8 2SR | CV8 2SR | CV8 2 | 07/05/2021 | 737,500 | 780,913 | N | Detached | | | 210 | 3,512 | 3,719 | Freehold | | |
| 5, Draper Close, Kenilworth, Warwickshire CV8 2SP | CV8 2SP | CV8 2 | 17/06/2021 | 650,000 | 680,119 | N | Detached | | | 150 | 4,333 | 4,534 | Freehold | | |
| 2, Riley Close, Kenilworth, Warwickshire CV8 2SN | CV8 2SN | CV8 2 | 10/12/2020 | 485,000 | 525,150 | N | Detached | | 3 to 4 | 111 | 4,369 | 4,731 | Freehold | | |
| 7, Wilson Grove, Kenilworth, Warwickshire CV8 2SL | CV8 2SL | CV8 2 | 04/03/2020 | 470,000 | 526,895 | N | Detached | | 2 to 3 | 79 | 5,949 | 6,670 | Freehold | | |
| 28, Cashmore Road, Kenilworth, Warwickshire CV8 2SJ | CV8 2SJ | CV8 2 | 08/04/2021 | 375,000 | 400,709 | N | Detached | | 2 | 57 | 6,579 | 7,030 | Freehold | | |
| 3, Thickthorn Orchards, Kenilworth, Warwickshire CV8 2SH | CV8 2SH | CV8 2 | 11/02/2021 | 427,500 | 455,999 | N | Detached | | 2 to 3 | 98 | 4,362 | 4,653 | Freehold | | |
| 15, Greensward Close, Kenilworth, Warwickshire CV8 2SG | CV8 2SG | CV8 2 | 20/08/2020 | 315,000 | 336,765 | N | Terraced | | 3 | 62 | 5,081 | 5,432 | Freehold | | |
| 2, Asplen Court, Kenilworth, Warwickshire CV8 2SE | CV8 2SE | CV8 2 | 24/03/2020 | 285,000 | 310,804 | N | Semi-detached | | 3 | 63 | 4,524 | 4,933 | Freehold | | |
| 10, Potts Close, Kenilworth, Warwickshire CV8 2SD | CV8 2SD | CV8 2 | 21/12/2020 | 320,000 | 337,964 | N | Semi-detached | | 2 to 3 | 64 | 5,000 | 5,281 | Freehold | | |
| 10, Stansfield Grove, Kenilworth, Warwickshire CV8 2SB | CV8 2SB | CV8 2 | 17/12/2020 | 565,000 | 611,773 | N | Detached | | 3 to 4 | 115 | 4,913 | 5,320 | Freehold | | |
| 3, Clements Close, Kenilworth, Warwickshire CV8 2SA | CV8 2SA | CV8 2 | 19/02/2021 | 617,000 | 658,132 | N | Detached | | | 162 | 3,809 | 4,063 | Freehold | | |
| 11, Turton Way, Kenilworth, Warwickshire CV8 2RT | CV8 2RT | CV8 2 | 10/01/2020 | 285,000 | 317,910 | N | Semi-detached | | 3 | 61 | 4,672 | 5,212 | Freehold | | |
| 17, Turton Way, Kenilworth, Warwickshire CV8 2RT | CV8 2RT | CV8 2 | 30/09/2021 | 310,000 | 311,984 | N | Semi-detached | | 2 to 3 | 61 | 5,082 | 5,114 | Freehold | | |
| 23, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 23/10/2020 | 400,000 | 443,308 | N | Detached | | 3 | 92 | 4,348 | 4,819 | Freehold | | |
| Flat 17, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 07/02/2020 | 325,000 | 335,794 | N | Flat | | 2 to 3 | 79 | 4,128 | 4,265 | Leasehold | | |
| Flat 9, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 14/05/2020 | 224,000 | 227,213 | N | Flat | | 2 | 60 | 3,733 | 3,787 | Leasehold | | |
| 37, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 26/02/2021 | 620,000 | 661,332 | N | Detached | | | 201 | 3,085 | 3,290 | Freehold | | |
| 34, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 11/03/2021 | 375,000 | 400,776 | N | Detached | | 3 | 126 | 2,976 | 3,181 | Freehold | | |
| 42, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 18/06/2021 | 480,000 | 480,905 | N | Terraced | | 3 to 4 | 159 | 3,019 | 3,025 | Freehold | | |
| Flat 8, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 17/01/2020 | 210,000 | 217,944 | N | Flat | | 2 to 3 | 73 | 2,877 | 2,986 | Leasehold | | |
| 32, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS | CV8 2RS | CV8 2 | 19/02/2021 | 427,000 | 432,373 | N | Terraced | | | 150 | 2,847 | 2,882 | Freehold | | |
| 27, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 28/02/2020 | 167,500 | 185,603 | N | Semi-detached | | 2 | 47 | 3,564 | 3,949 | Leasehold | | |
| 35, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 24/03/2020 | 165,000 | 179,939 | N | Semi-detached | | 2 | 46 | 3,587 | 3,912 | Leasehold | | |
| 8, Adcock Drive, Kenilworth, Warwickshire CV8 2RB | CV8 2RB | CV8 2 | 11/12/2020 | 682,000 | 738,458 | N | Detached | | | 279 | 2,444 | 2,647 | Freehold | | |
| 15, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ | CV8 2QZ | CV8 2 | 23/07/2020 | 253,000 | 272,967 | N | Terraced | | 2 | 55 | 4,600 | 4,963 | Freehold | | |
| 6, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ | CV8 2QZ | CV8 2 | 30/09/2021 | 390,000 | 392,495 | N | Semi-detached | | | 120 | 3,250 | 3,271 | Freehold | | |
| 31, Sturley Close, Kenilworth, Warwickshire CV8 2QX | CV8 2QX | CV8 2 | 10/05/2021 | 249,000 | 253,109 | N | Terraced | | 2 | 52 | 4,770 | 4,849 | Freehold | | |
| 18, Sturley Close, Kenilworth, Warwickshire CV8 2QX | CV8 2QX | CV8 2 | 14/01/2020 | 207,000 | 226,090 | N | Terraced | | 2 | 53 | 3,906 | 4,266 | Freehold | | |
| 36, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU | CV8 2QU | CV8 2 | 22/10/2021 | 288,000 | 283,425 | N | Semi-detached | | 3 | 62 | 4,645 | 4,571 | Freehold | | |
| 39, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU | CV8 2QU | CV8 2 | 22/06/2020 | 320,000 | 344,680 | N | Semi-detached | | 3 | 97 | 3,294 | 3,548 | Freehold | | |
| 68, Leyes Lane, Kenilworth, Warwickshire CV8 2QT | CV8 2QT | CV8 2 | 25/02/2021 | 325,000 | 338,940 | N | Semi-detached | | 3 | 61 | 5,328 | 5,556 | Freehold | | |
| 3, Tappinger Grove, Kenilworth, Warwickshire CV8 2QS | CV8 2QS | CV8 2 | 27/01/2021 | 88,000 | 87,357 | N | Flat | | 2 | 31 | 2,839 | 2,818 | Leasehold | | |
| 29, Cornhill Grove, Kenilworth, Warwickshire CV8 2QP | CV8 2QP | CV8 2 | 22/01/2021 | 262,000 | 273,410 | N | Semi-detached | | 2 to 3 | 55 | 4,764 | 4,971 | Freehold | | |
| 82, Ebourne Close, Kenilworth, Warwickshire CV8 2QL | CV8 2QL | CV8 2 | 30/04/2021 | 172,000 | 173,628 | N | Flat | | 1 | 40 | 4,300 | 4,341 | Leasehold | | |
| 18, Camelot Grove, Kenilworth, Warwickshire CV8 2QH | CV8 2QH | CV8 2 | 04/03/2020 | 215,000 | 234,466 | N | Semi-detached | | 2 | 45 | 4,778 | 5,210 | Leasehold | | |
| 18, Ebourne Close, Kenilworth, Warwickshire CV8 2QG | CV8 2QG | CV8 2 | 27/01/2021 | 149,500 | 148,407 | N | Flat | | 1 | 39 | 3,833 | 3,805 | Leasehold | | |
| 3, Ebourne Close, Kenilworth, Warwickshire CV8 2QG | CV8 2QG | CV8 2 | 12/02/2020 | 159,950 | 173,377 | N | Terraced | | 1 | 48 | 3,332 | 3,612 | Leasehold | | |
| 31, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 04/09/2020 | 777,000 | 868,080 | N | Detached | | | 180 | 4,317 | 4,823 | Freehold | | |
| 67, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 04/12/2020 | 750,000 | 812,087 | N | Detached | | | 184 | 4,076 | 4,414 | Freehold | | |
| 24, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF | CV8 2QF | CV8 2 | 05/11/2020 | 895,000 | 980,589 | N | Detached | | | 228 | 3,925 | 4,301 | Freehold | | |
| 31, Wincote Close, Kenilworth, Warwickshire CV8 2QE | CV8 2QE | CV8 2 | 01/05/2020 | 200,000 | 215,304 | N | Semi-detached | | 2 | 62 | 3,226 | 3,473 | Freehold | | |
| 3, Seekings Drive, Kenilworth, Warwickshire CV8 2QD | CV8 2QD | CV8 2 | 28/02/2020 | 710,000 | 758,116 | N | Detached | | | 221 | 3,213 | 3,430 | Freehold | | |
| 30, Mountbatten Avenue, Kenilworth, Warwickshire CV8 2PY | CV8 2PY | CV8 2 | 16/12/2020 | 650,000 | 703,809 | N | Detached | | | 131 | 4,962 | 5,373 | Freehold | | |
| 4, Thirlestane Close, Kenilworth, Warwickshire CV8 2PW | CV8 2PW | CV8 2 | 26/08/2020 | 380,000 | 416,469 | N | Semi-detached | | 3 to 4 | 90 | 4,222 | 4,627 | Freehold | | |
| 25, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS | CV8 2PS | CV8 2 | 17/08/2020 | 138,500 | 143,113 | N | Flat | | 1 | 27 | 5,130 | 5,300 | Leasehold | | |
| 10, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS | CV8 2PS | CV8 2 | 21/01/2020 | 182,000 | 203,016 | N | Semi-detached | | 1 | 41 | 4,439 | 4,952 | Freehold | | |
| 3, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 03/02/2021 | 382,000 | 398,385 | N | Semi-detached | | 3 | 85 | 4,494 | 4,687 | Freehold | | |
| 23, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 10/02/2021 | 430,000 | 458,666 | N | Detached | | 3 | 105 | 4,095 | 4,368 | Freehold | | |
| 19, Saville Grove, Kenilworth, Warwickshire CV8 2PR | CV8 2PR | CV8 2 | 11/01/2021 | 425,000 | 443,508 | N | Semi-detached | | 3 to 4 | 142 | 2,993 | 3,123 | Freehold | | |
| 23, Lindsfarne Drive, Kenilworth, Warwickshire CV8 2PQ | CV8 2PQ | CV8 2 | 12/02/2021 | 690,000 | 735,998 | N | Detached | | | 177 | 3,898 | 4,158 | Freehold | | |
| 11, Bodnant Way, Kenilworth, Warwickshire CV8 2PN | CV8 2PN | CV8 2 | 30/06/2020 | 350,000 | 376,994 | N | Semi-detached | | 3 | 84 | 4,167 | 4,488 | Freehold | | |
| 4, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG | CV8 2PG | CV8 2 | 20/09/2021 | 615,000 | 623,048 | N | Detached | | 3 to 4 | 116 | 5,302 | 5,371 | Freehold | | |
| 15, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG | CV8 2PG | CV8 2 | 19/03/2020 | 628,000 | 704,021 | N | Detached | | | 151 | 4,159 | 4,662 | Freehold | | |
| 7, Ferndale Drive, Kenilworth, Warwickshire CV8 2PF | CV8 2PF | CV8 2 | 09/12/2020 | 600,000 | 649,670 | N | Detached | | 3 to 4 | 159 | 3,774 | 4,086 | Freehold | | |
| 54, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 07/04/2021 | 290,000 | 304,155 | N | Semi-detached | | 3 | 70 | 4,143 | 4,345 | Freehold | | |
| 4, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 02/06/2020 | 275,000 | 296,209 | N | Semi-detached | | 2 to 3 | 74 | 3,716 | 4,003 | Freehold | | |
| 58, Hyde Road, Kenilworth, Warwickshire CV8 2PD | CV8 2PD | CV8 2 | 17/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 to 4 | 100 | 3,200 | 3,570 | Freehold | | |
| 31, Hyde Road, Kenilworth, Warwickshire CV8 2PB | CV8 2PB | CV8 2 | 01/07/2020 | 236,000 | 254,625 | N | Terraced | | 2 to 3 | 73 | 3,233 | 3,488 | Freehold | | |
| 9, Inverary Close, Kenilworth, Warwickshire CV8 2NZ | CV8 2NZ | CV8 2 | 27/10/2021 | 680,000 | 669,549 | N | Detached | | 3 to 4 | 134 | 5,075 | 4,997 | Freehold | | |
| 2, Inverary Close, Kenilworth, Warwickshire CV8 2NZ | CV8 2NZ | CV8 2 | 29/10/2020 | 677,000 | 750,299 | N | Detached | | | 173 | 3,913 | 4,337 | Freehold | | |
| 45, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 18/08/2020 | 437,500 | 495,540 | N | Detached | | 3 | 103 | 4,239 | 4,802 | Freehold | | |
| 73, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 24/01/2020 | 289,000 | 332,429 | N | Detached | | 2 to 3 | 73 | 3,959 | 4,554 | Freehold | | |
| 9, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 21/02/2020 | 350,000 | 387,827 | N | Semi-detached | | 3 to 4 | 90 | 3,889 | 4,309 | Freehold | | |
| 2, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX | CV8 2NX | CV8 2 | 07/10/2021 | 520,000 | 512,008 | N | Detached | | | 121 | 4,298 | 4,231 | Freehold | | |
| 1, Trentham Gardens, Kenilworth, Warwickshire CV8 2NW | CV8 2NW | CV8 2 | 10/01/2020 | 400,000 | 460,109 | N | Detached | | 3 | 112 | 3,571 | 4,108 | Freehold | | |
| 25, Ilam Park, Kenilworth, Warwickshire CV8 2NU | CV8 2NU | CV8 2 | 23/03/2020 | 275,000 | 299,899 | N | Semi-detached | | 2 to 3 | 66 | 4,167 | 4,544 | Freehold | | |
| 32, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 10/06/2021 | 195,000 | 195,368 | N | Terraced | | 2 | 51 | 3,824 | 3,831 | Freehold | | |
| 3, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 02/06/2020 | 175,000 | 184,773 | N | Terraced | | 2 | 53 | 3,302 | 3,486 | Freehold | | |
| 33, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 28/10/2020 | 210,000 | 220,932 | N | Terraced | | 2 | 69 | 3,052 | 3,211 | Freehold | | |
| 14, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS | CV8 2NS | CV8 2 | 31/03/2021 | 130,000 | 130,933 | N | Flat | | 1 | 41 | 3,171 | 3,193 | Leasehold | | |
| 9, Chatsworth Grove, Kenilworth, Warwickshire CV8 2NR | CV8 2NR | CV8 2 | 26/02/2021 | 433,000 | 461,866 | N | Detached | | 3 | 104 | 4,163 | 4,441 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 3, Kew Close, Kenilworth, Warwickshire CV8 2NQ | CV8 2NQ | CV8 2 | 12/08/2021 | 372,250 | 373,389 | N | Terraced | | 3 | 87 | 4,279 | 4,292 | Freehold | | |
| 1, Powis Grove, Kenilworth, Warwickshire CV8 2NN | CV8 2NN | CV8 2 | 22/04/2021 | 280,000 | 285,680 | N | Terraced | | 2 to 3 | 77 | 3,636 | 3,710 | Freehold | | |
| 12, Harlech Close, Kenilworth, Warwickshire CV8 2NL | CV8 2NL | CV8 2 | 19/05/2021 | 345,000 | 359,458 | N | Semi-detached | | 3 | 86 | 4,012 | 4,180 | Freehold | | |
| 25, Jacox Crescent, Kenilworth, Warwickshire CV8 2NJ | CV8 2NJ | CV8 2 | 08/07/2020 | 265,000 | 291,980 | N | Semi-detached | | 2 | 49 | 5,408 | 5,959 | Freehold | | |
| 15, Raglan Grove, Kenilworth, Warwickshire CV8 2NH | CV8 2NH | CV8 2 | 18/11/2020 | 300,000 | 320,705 | N | Semi-detached | | 3 | 67 | 4,478 | 4,787 | Freehold | | |
| 8, Hodnet Close, Kenilworth, Warwickshire CV8 2NG | CV8 2NG | CV8 2 | 31/01/2020 | 226,000 | 252,097 | N | Semi-detached | | 2 to 3 | 66 | 3,424 | 3,820 | Freehold | | |
| 6, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 20/07/2020 | 515,000 | 586,493 | N | Detached | | 3 | 95 | 5,421 | 6,174 | Freehold | | |
| 5, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 19/11/2020 | 730,000 | 799,810 | N | Detached | | 3 | 133 | 5,489 | 6,014 | Freehold | | |
| 2, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF | CV8 2NF | CV8 2 | 24/05/2021 | 485,000 | 513,549 | N | Detached | | 2 to 3 | 97 | 5,000 | 5,294 | Freehold | | |
| 2, Oakfield, Kenilworth, Warwickshire CV8 2NE | CV8 2NE | CV8 2 | 14/02/2020 | 799,000 | 911,884 | N | Detached | | | 190 | 4,205 | 4,799 | Freehold | | |
| 11, Churchill Avenue, Kenilworth, Warwickshire CV8 2ND | CV8 2ND | CV8 2 | 14/12/2020 | 242,800 | 248,172 | N | Terraced | | 3 | 85 | 2,856 | 2,920 | Freehold | | |
| 10, Glendale Avenue, Kenilworth, Warwickshire CV8 2NB | CV8 2NB | CV8 2 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 85 | 3,235 | 3,276 | Freehold | | |
| 44, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 16/04/2021 | 252,000 | 257,112 | N | Terraced | | 3 | 77 | 3,273 | 3,339 | Freehold | | |
| 5, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 08/04/2021 | 250,000 | 255,071 | N | Terraced | | 3 | 86 | 2,907 | 2,966 | Freehold | | |
| 21, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA | CV8 2NA | CV8 2 | 12/10/2020 | 237,000 | 249,338 | N | Terraced | | 3 | 97 | 2,441 | 2,568 | Freehold | | |
| 64, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/02/2021 | 430,000 | 458,666 | Y | Detached | | | 90 | 4,778 | 5,096 | Freehold | | |
| 15, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 16/07/2021 | 430,000 | 456,309 | Y | Detached | | | 90 | 4,778 | 5,070 | Freehold | | |
| 26, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/06/2021 | 428,000 | 447,832 | Y | Detached | | | 90 | 4,756 | 4,976 | Freehold | | |
| 17, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 18/06/2021 | 425,000 | 444,693 | Y | Detached | | | 90 | 4,722 | 4,941 | Freehold | | |
| 28, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/07/2021 | 307,000 | 321,159 | Y | Semi-detached | | | 65 | 4,723 | 4,941 | Freehold | | |
| 18, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/04/2021 | 305,000 | 319,887 | Y | Semi-detached | | | 65 | 4,692 | 4,921 | Freehold | | |
| 21, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/02/2021 | 705,000 | 751,998 | Y | Detached | | | 162 | 4,352 | 4,642 | Freehold | | |
| 27, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 26/03/2021 | 700,000 | 748,116 | Y | Detached | | | 162 | 4,321 | 4,618 | Freehold | | |
| 66, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/02/2021 | 540,000 | 575,999 | Y | Detached | | | 125 | 4,320 | 4,608 | Freehold | | |
| 68, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/05/2021 | 700,000 | 741,205 | Y | Detached | | | 162 | 4,321 | 4,575 | Freehold | | |
| 16, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/07/2021 | 538,000 | 570,917 | Y | Detached | | | 125 | 4,304 | 4,567 | Freehold | | |
| 70, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 24/06/2021 | 700,000 | 732,436 | Y | Detached | | | 162 | 4,321 | 4,521 | Freehold | | |
| 31, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 27/11/2020 | 630,000 | 690,247 | Y | Detached | | | 153 | 4,118 | 4,511 | Freehold | | |
| 9, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/06/2021 | 535,000 | 559,791 | Y | Detached | | | 125 | 4,280 | 4,478 | Freehold | | |
| 11, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/05/2021 | 635,000 | 672,379 | Y | Detached | | | 157 | 4,045 | 4,283 | Freehold | | |
| 19, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 19/03/2021 | 460,000 | 491,619 | Y | Detached | | | 115 | 4,000 | 4,275 | Freehold | | |
| 23, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/09/2021 | 644,000 | 652,427 | Y | Detached | | | 153 | 4,209 | 4,264 | Freehold | | |
| 72, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 30/11/2020 | 805,000 | 881,982 | Y | Detached | | | 207 | 3,889 | 4,261 | Freehold | | |
| 76, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 25/01/2021 | 795,000 | 849,779 | Y | Detached | | | 207 | 3,841 | 4,105 | Freehold | | |
| 29, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 24/09/2021 | 789,000 | 799,325 | Y | Detached | | | 196 | 4,026 | 4,078 | Freehold | | |
| 74, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 20/11/2020 | 600,000 | 657,378 | Y | Detached | | | 162 | 3,704 | 4,058 | Freehold | | |
| 2, Martin Drive, Kenilworth, Warwickshire CV8 2LR | CV8 2LR | CV8 2 | 28/10/2021 | 435,000 | 428,315 | Y | Detached | | | 115 | 3,783 | 3,724 | Freehold | | |
| 11, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/01/2020 | 425,000 | 488,866 | Y | Detached | | | 90 | 4,722 | 5,432 | Freehold | | |
| 3, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/03/2021 | 450,000 | 480,932 | Y | Detached | | | 90 | 5,000 | 5,344 | Freehold | | |
| 33, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/03/2020 | 305,000 | 332,615 | Y | Semi-detached | | | 65 | 4,692 | 5,117 | Freehold | | |
| 35, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 31/07/2020 | 295,000 | 325,034 | Y | Semi-detached | | | 65 | 4,538 | 5,001 | Freehold | | |
| 23, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 31/03/2020 | 540,000 | 605,369 | Y | Detached | | | 125 | 4,320 | 4,843 | Freehold | | |
| 12, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/09/2020 | 535,000 | 597,713 | Y | Detached | | | 125 | 4,280 | 4,782 | Freehold | | |
| 14, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 04/09/2020 | 690,000 | 770,882 | Y | Detached | | | 162 | 4,259 | 4,759 | Freehold | | |
| 16, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 10/07/2020 | 630,000 | 717,458 | Y | Detached | | | 153 | 4,118 | 4,689 | Freehold | | |
| 6, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 15/07/2020 | 640,000 | 728,846 | Y | Detached | | | 157 | 4,076 | 4,642 | Freehold | | |
| 25, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/04/2020 | 580,000 | 630,887 | Y | Detached | | | 139 | 4,173 | 4,539 | Freehold | | |
| 31, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 11/09/2020 | 790,000 | 882,604 | Y | Detached | | | 196 | 4,031 | 4,503 | Freehold | | |
| 27, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 16/10/2020 | 790,000 | 875,534 | Y | Detached | | | 196 | 4,031 | 4,467 | Freehold | | |
| 5, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 28/02/2020 | 599,950 | 684,712 | Y | Detached | | | 162 | 3,703 | 4,227 | Freehold | | |
| 29, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 26/06/2020 | 785,000 | 868,997 | Y | Detached | | | 207 | 3,792 | 4,198 | Freehold | | |
| 63, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 30/10/2020 | 610,000 | 676,045 | Y | Detached | | | 162 | 3,765 | 4,173 | Freehold | | |
| 4, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 18/03/2020 | 599,950 | 672,576 | Y | Detached | | | 162 | 3,703 | 4,152 | Freehold | | |
| 65, Harris Way, Kenilworth, Warwickshire CV8 2LQ | CV8 2LQ | CV8 2 | 15/02/2021 | 800,000 | 853,331 | Y | Detached | | | 207 | 3,865 | 4,122 | Freehold | | |
| The Dairy Yard, Stoneleigh Abbey, Kenilworth, Warwickshire CV8 2LF | CV8 2LF | CV8 2 | 17/03/2021 | 830,000 | 887,052 | N | Detached | | 3 to 4 | 156 | 5,321 | 5,686 | Leasehold | | |
| 12, Beech Drive, Kenilworth, Warwickshire CV8 2JQ | CV8 2JQ | CV8 2 | 11/06/2021 | 330,000 | 339,931 | N | Semi-detached | | 2 | 56 | 5,893 | 6,070 | Freehold | | |
| 9, Beech Drive, Kenilworth, Warwickshire CV8 2JQ | CV8 2JQ | CV8 2 | 12/01/2021 | 405,000 | 422,637 | N | Semi-detached | | 3 | 85 | 4,765 | 4,972 | Freehold | | |
| 20, Keeling Road, Kenilworth, Warwickshire CV8 2JP | CV8 2JP | CV8 2 | 30/06/2021 | 400,500 | 412,553 | N | Semi-detached | | 3 to 4 | 90 | 4,450 | 4,584 | Freehold | | |
| 6, Field Close, Kenilworth, Warwickshire CV8 2JN | CV8 2JN | CV8 2 | 18/08/2021 | 355,000 | 361,265 | N | Semi-detached | | 2 to 3 | 73 | 4,863 | 4,949 | Freehold | | |
| 14, Field Close, Kenilworth, Warwickshire CV8 2JN | CV8 2JN | CV8 2 | 27/05/2020 | 331,000 | 356,327 | N | Semi-detached | | 3 | 75 | 4,429 | 4,768 | Freehold | | |
| 8, Park Close, Kenilworth, Warwickshire CV8 2JL | CV8 2JL | CV8 2 | 30/06/2021 | 302,000 | 311,088 | N | Semi-detached | | 3 to 4 | 81 | 3,728 | 3,841 | Freehold | | |
| 36, Park Hill, Kenilworth, Warwickshire CV8 2JF | CV8 2JF | CV8 2 | 09/10/2020 | 425,000 | 471,015 | N | Detached | | 3 to 4 | 105 | 4,048 | 4,486 | Freehold | | |
| 2, Holmewood Close, Kenilworth, Warwickshire CV8 2JE | CV8 2JE | CV8 2 | 18/12/2020 | 545,000 | 590,117 | N | Detached | | 3 to 4 | 124 | 4,395 | 4,759 | Freehold | | |
| 4, Holmewood Court, Holmewood Close, Kenilworth, Warwickshire CV8 2JD | CV8 2JD | CV8 2 | 12/07/2021 | 225,000 | 228,441 | N | Flat | | 2 to 3 | 69 | 3,261 | 3,311 | Leasehold | | |
| 4, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 30/09/2020 | 695,000 | 776,468 | N | Detached | | | 165 | 4,212 | 4,706 | Freehold | | |
| 7, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 30/06/2021 | 521,000 | 545,142 | N | Detached | | 3 | 129 | 4,039 | 4,226 | Freehold | | |
| 19, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 07/05/2021 | 395,000 | 418,252 | N | Detached | | 3 | 114 | 3,465 | 3,669 | Freehold | | |
| 10, Villiers Road, Kenilworth, Warwickshire CV8 2JB | CV8 2JB | CV8 2 | 10/02/2021 | 545,000 | 581,332 | N | Detached | | 3 | 180 | 3,028 | 3,230 | Freehold | | |
| 4, Finham Crescent, Kenilworth, Warwickshire CV8 2HZ | CV8 2HZ | CV8 2 | 23/07/2020 | 280,100 | 308,617 | N | Semi-detached | | 2 to 3 | 80 | 3,501 | 3,858 | Freehold | | |
| 42, Finham Road, Kenilworth, Warwickshire CV8 2HY | CV8 2HY | CV8 2 | 31/03/2021 | 286,500 | 291,657 | N | Terraced | | 3 | 81 | 3,537 | 3,601 | Freehold | | |
| 44, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HX | CV8 2HX | CV8 2 | 14/08/2020 | 450,000 | 493,187 | N | Semi-detached | | 3 to 4 | 103 | 4,369 | 4,788 | Freehold | | |
| 27, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 17/12/2020 | 370,000 | 390,771 | N | Semi-detached | | 3 | 72 | 5,139 | 5,427 | Freehold | | |
| 5, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 05/02/2021 | 370,000 | 385,870 | N | Semi-detached | | 2 to 3 | 82 | 4,512 | 4,706 | Freehold | | |
| 11, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW | CV8 2HW | CV8 2 | 09/07/2020 | 400,000 | 431,568 | N | Terraced | | 3 | 101 | 3,960 | 4,273 | Freehold | | |
| 3, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 15/10/2020 | 325,000 | 351,191 | N | Semi-detached | | 3 to 4 | 91 | 3,571 | 3,859 | Freehold | | |
| 37, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 10/07/2020 | 282,000 | 310,711 | N | Semi-detached | | 2 to 3 | 84 | 3,357 | 3,699 | Freehold | | |
| 5, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 18/12/2020 | 245,000 | 258,754 | N | Semi-detached | | 2 to 3 | 75 | 3,267 | 3,450 | Freehold | | |
| 41, Watling Road, Kenilworth, Warwickshire CV8 2HS | CV8 2HS | CV8 2 | 10/08/2020 | 230,000 | 252,073 | N | Semi-detached | | 2 to 3 | 81 | 2,840 | 3,112 | Freehold | | |
| 14, Forge Road, Kenilworth, Warwickshire CV8 2HR | CV8 2HR | CV8 2 | 25/09/2020 | 255,000 | 270,255 | N | Terraced | | 3 | 82 | 3,110 | 3,296 | Freehold | | |
| 16, Forge Road, Kenilworth, Warwickshire CV8 2HR | CV8 2HR | CV8 2 | 29/06/2021 | 275,000 | 275,518 | N | Terraced | | 3 | 103 | 2,670 | 2,675 | Freehold | | |
| 9, The Deer Leap, Kenilworth, Warwickshire CV8 2HQ | CV8 2HQ | CV8 2 | 01/04/2021 | 420,000 | 448,795 | N | Detached | | 3 to 4 | 119 | 3,529 | 3,771 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 41, Mill End, Kenilworth, Warwickshire CV8 2HP | CV8 2HP | CV8 2 | 18/06/2021 | 410,000 | 428,998 | N | Detached | | 2 to 3 | 81 | 5,062 | 5,296 | Freehold | | |
| 35, Mill End, Kenilworth, Warwickshire CV8 2HP | CV8 2HP | CV8 2 | 08/04/2021 | 282,000 | 295,764 | N | Semi-detached | | 3 | 70 | 4,029 | 4,225 | Freehold | | |
| 15, The Close, Kenilworth, Warwickshire CV8 2HN | CV8 2HN | CV8 2 | 05/08/2020 | 190,000 | 208,234 | N | Semi-detached | | 2 | 60 | 3,167 | 3,471 | Leasehold | | |
| 11, The Close, Kenilworth, Warwickshire CV8 2HN | CV8 2HN | CV8 2 | 19/06/2020 | 268,000 | 282,966 | N | Terraced | | 2 | 84 | 3,190 | 3,369 | Freehold | | |
| 44, Henry Street, Kenilworth, Warwickshire CV8 2HJ | CV8 2HJ | CV8 2 | 08/01/2020 | 258,000 | 281,793 | N | Terraced | | 2 to 3 | 65 | 3,969 | 4,335 | Freehold | | |
| 128, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 15/01/2021 | 275,000 | 286,976 | N | Semi-detached | | 2 | 56 | 4,911 | 5,125 | Freehold | | |
| 106, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 25/02/2020 | 363,195 | 402,448 | N | Semi-detached | | 3 to 4 | 95 | 3,823 | 4,236 | Freehold | | |
| 92, Arthur Street, Kenilworth, Warwickshire CV8 2HG | CV8 2HG | CV8 2 | 07/05/2021 | 335,000 | 349,039 | N | Semi-detached | | 3 | 88 | 3,807 | 3,966 | Freehold | | |
| 69, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 30/07/2020 | 250,000 | 275,453 | N | Semi-detached | | 2 to 3 | 50 | 5,000 | 5,509 | Freehold | | |
| 35, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 23/04/2021 | 235,000 | 246,470 | N | Semi-detached | | 2 to 3 | 58 | 4,052 | 4,249 | Freehold | | |
| 71, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 20/07/2021 | 230,000 | 235,572 | N | Terraced | | 2 to 3 | 59 | 3,898 | 3,993 | Freehold | | |
| 53, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 28/08/2020 | 263,000 | 281,172 | N | Terraced | | 2 to 3 | 80 | 3,288 | 3,515 | Freehold | | |
| 5, Arthur Street, Kenilworth, Warwickshire CV8 2HF | CV8 2HF | CV8 2 | 08/04/2021 | 235,000 | 239,767 | N | Terraced | | 3 | 82 | 2,866 | 2,924 | Freehold | | |
| 84, Arthur Street, Kenilworth, Warwickshire CV8 2HE | CV8 2HE | CV8 2 | 01/06/2021 | 254,000 | 261,644 | N | Semi-detached | | 2 | 55 | 4,618 | 4,757 | Freehold | | |
| 22, Arthur Street, Kenilworth, Warwickshire CV8 2HE | CV8 2HE | CV8 2 | 06/03/2020 | 245,000 | 267,183 | N | Semi-detached | | 2 | 73 | 3,356 | 3,660 | Freehold | | |
| 43, Spring Lane, Kenilworth, Warwickshire CV8 2HD | CV8 2HD | CV8 2 | 14/08/2020 | 270,000 | 295,912 | N | Semi-detached | | 2 to 3 | 67 | 4,030 | 4,417 | Freehold | | |
| 48, Spring Lane, Kenilworth, Warwickshire CV8 2HD | CV8 2HD | CV8 2 | 27/03/2020 | 250,000 | 266,986 | N | Terraced | | 2 to 3 | 64 | 3,906 | 4,172 | Freehold | | |
| 5, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 08/02/2021 | 255,000 | 265,937 | N | Semi-detached | | 2 | 44 | 5,795 | 6,044 | Freehold | | |
| 17, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 08/09/2021 | 250,000 | 251,600 | N | Semi-detached | | 2 to 3 | 68 | 3,676 | 3,700 | Freehold | | |
| 2, Cherry Way, Kenilworth, Warwickshire CV8 2HA | CV8 2HA | CV8 2 | 01/12/2020 | 263,000 | 277,764 | N | Semi-detached | | 3 | 89 | 2,955 | 3,121 | Freehold | | |
| 35, Offa Drive, Kenilworth, Warwickshire CV8 2GZ | CV8 2GZ | CV8 2 | 02/06/2020 | 248,000 | 267,127 | N | Semi-detached | | 2 | 47 | 5,277 | 5,684 | Freehold | | |
| 11, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 13/08/2021 | 188,000 | 187,719 | N | Flat | | 2 | 54 | 3,481 | 3,476 | Leasehold | | |
| 25, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 23/06/2021 | 180,000 | 179,167 | N | Flat | | 1 | 56 | 3,214 | 3,199 | Leasehold | | |
| 17, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY | CV8 2GY | CV8 2 | 13/01/2020 | 160,000 | 166,053 | N | Flat | | 2 | 54 | 2,963 | 3,075 | Leasehold | | |
| 59, School Lane, Kenilworth, Warwickshire CV8 2GU | CV8 2GU | CV8 2 | 11/06/2020 | 265,000 | 285,438 | N | Semi-detached | | 3 | 72 | 3,681 | 3,964 | Freehold | | |
| 21, School Lane, Kenilworth, Warwickshire CV8 2GU | CV8 2GU | CV8 2 | 15/04/2021 | 275,000 | 280,578 | N | Terraced | | 3 | 75 | 3,667 | 3,741 | Freehold | | |
| 71, School Lane, Kenilworth, Warwickshire CV8 2GT | CV8 2GT | CV8 2 | 23/10/2020 | 261,500 | 275,113 | N | Terraced | | 2 to 3 | 70 | 3,736 | 3,930 | Freehold | | |
| 85, School Lane, Kenilworth, Warwickshire CV8 2GT | CV8 2GT | CV8 2 | 27/04/2021 | 345,000 | 361,839 | N | Semi-detached | | 3 | 95 | 3,632 | 3,809 | Freehold | | |
| 126, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 30/04/2020 | 270,000 | 280,954 | N | Terraced | | 2 to 3 | 61 | 4,426 | 4,606 | Freehold | | |
| 138, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 14/02/2020 | 290,000 | 314,345 | N | Terraced | | 2 to 3 | 77 | 3,766 | 4,082 | Freehold | | |
| 140, School Lane, Kenilworth, Warwickshire CV8 2GR | CV8 2GR | CV8 2 | 14/12/2020 | 265,000 | 270,863 | N | Terraced | | 2 | 67 | 3,955 | 4,043 | Freehold | | |
| 2, Windmill Close, Kenilworth, Warwickshire CV8 2GQ | CV8 2GQ | CV8 2 | 19/04/2021 | 530,000 | 566,336 | N | Detached | | 3 to 4 | 104 | 5,096 | 5,446 | Freehold | | |
| 9, Windmill Close, Kenilworth, Warwickshire CV8 2GQ | CV8 2GQ | CV8 2 | 15/01/2021 | 762,500 | 815,039 | N | Detached | | | 220 | 3,466 | 3,705 | Freehold | | |
| 29, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 03/09/2020 | 542,000 | 588,960 | N | Semi-detached | | 3 to 4 | 113 | 4,796 | 5,212 | Freehold | | |
| 3, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 23/02/2021 | 402,000 | 407,058 | N | Terraced | | 2 to 3 | 83 | 4,843 | 4,904 | Freehold | | |
| 1, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN | CV8 2GN | CV8 2 | 27/02/2020 | 500,000 | 541,974 | N | Terraced | | 3 to 4 | 113 | 4,425 | 4,796 | Freehold | | |
| 20, Manor Road, Kenilworth, Warwickshire CV8 2GJ | CV8 2GJ | CV8 2 | 26/03/2021 | 620,000 | 662,617 | N | Detached | | 3 to 4 | 152 | 4,079 | 4,359 | Freehold | | |
| Flat 2, 15, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 21/07/2021 | 115,000 | 116,759 | N | Flat | | 1 | 25 | 4,600 | 4,670 | Leasehold | | |
| 17, Castle Court, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 09/04/2020 | 212,000 | 220,601 | N | Terraced | | 2 to 3 | 53 | 4,000 | 4,162 | Freehold | | |
| 28, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 13/03/2020 | 250,000 | 266,986 | N | Terraced | | 3 to 4 | 64 | 3,894 | 4,159 | Freehold | | |
| 31, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 14/12/2020 | 357,000 | 364,899 | N | Terraced | | 3 | 92 | 3,889 | 3,975 | Freehold | | |
| 19, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 30/09/2020 | 320,000 | 339,143 | N | Terraced | | 2 to 3 | 86 | 3,742 | 3,966 | Freehold | | |
| Flat 1, 15, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 27/08/2021 | 133,500 | 133,301 | N | Flat | | 1 | 36 | 3,708 | 3,703 | Leasehold | | |
| 29, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 24/06/2021 | 370,000 | 370,697 | N | Terraced | | 3 | 104 | 3,558 | 3,564 | Freehold | | |
| 32, Park Road, Kenilworth, Warwickshire CV8 2GF | CV8 2GF | CV8 2 | 21/06/2021 | 261,500 | 261,993 | N | Terraced | | 3 to 4 | 81 | 3,228 | 3,234 | Freehold | | |
| 39, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 05/03/2020 | 249,950 | 266,932 | N | Terraced | | 2 to 3 | 62 | 4,031 | 4,305 | Freehold | | |
| 17, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 18/03/2020 | 690,000 | 773,527 | N | Detached | | | 199 | 3,467 | 3,887 | Freehold | | |
| 33, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 22/01/2021 | 380,000 | 396,549 | N | Semi-detached | | 3 to 4 | 111 | 3,423 | 3,573 | Freehold | | |
| 21, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB | CV8 2GB | CV8 2 | 18/03/2021 | 395,000 | 402,111 | N | Terraced | | 3 to 4 | 117 | 3,376 | 3,437 | Freehold | | |
| 67, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 25/06/2021 | 280,000 | 280,528 | N | Terraced | | 2 to 3 | 53 | 5,283 | 5,293 | Freehold | | |
| 37, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 16/10/2020 | 372,000 | 401,979 | N | Semi-detached | | 3 | 77 | 4,831 | 5,221 | Freehold | | |
| 34, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 25/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 | 53 | 4,528 | 4,764 | Freehold | | |
| 3, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 15/01/2021 | 245,000 | 247,900 | N | Terraced | | 2 to 3 | 53 | 4,623 | 4,677 | Freehold | | |
| 57, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 06/03/2020 | 320,000 | 341,742 | N | Terraced | | 3 to 4 | 73 | 4,367 | 4,664 | Freehold | | |
| 25, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 10/11/2020 | 335,000 | 347,511 | N | Terraced | | 3 | 75 | 4,467 | 4,633 | Freehold | | |
| 7, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 11/05/2021 | 305,000 | 310,033 | N | Terraced | | 3 | 68 | 4,485 | 4,559 | Freehold | | |
| 38, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 29/07/2020 | 339,000 | 386,061 | N | Detached | | 3 to 4 | 88 | 3,852 | 4,387 | Freehold | | |
| 27, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 14/10/2020 | 240,000 | 252,494 | N | Terraced | | 2 to 3 | 60 | 4,000 | 4,208 | Freehold | | |
| 12, Reeve Drive, Kenilworth, Warwickshire CV8 2GA | CV8 2GA | CV8 2 | 10/11/2020 | 235,000 | 243,777 | N | Terraced | | 2 | 60 | 3,917 | 4,063 | Freehold | | |
| 143, Albion Street, Kenilworth, Warwickshire CV8 2FY | CV8 2FY | CV8 2 | 08/07/2020 | 260,000 | 286,471 | N | Semi-detached | | 2 to 3 | 76 | 3,421 | 3,769 | Freehold | | |
| Elm Cottage, Coventry Road, Kenilworth, Warwickshire CV8 2FT | CV8 2FT | CV8 2 | 18/03/2021 | 540,000 | 577,118 | N | Detached | | | 114 | 4,751 | 5,078 | Freehold | | |
| 10, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 28/05/2021 | 450,000 | 476,489 | N | Detached | | 2 to 3 | 92 | 4,891 | 5,179 | Freehold | | |
| 15, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 01/04/2021 | 798,000 | 852,710 | N | Detached | | | 195 | 4,092 | 4,373 | Freehold | | |
| 23, Convent Close, Kenilworth, Warwickshire CV8 2FQ | CV8 2FQ | CV8 2 | 11/12/2020 | 705,000 | 763,362 | N | Detached | | | 190 | 3,711 | 4,018 | Freehold | | |
| 16, Leagh Close, Kenilworth, Warwickshire CV8 2FN | CV8 2FN | CV8 2 | 09/04/2020 | 295,000 | 313,820 | N | Semi-detached | | 2 to 3 | 88 | 3,352 | 3,566 | Freehold | | |
| 14, Woodland Road, Kenilworth, Warwickshire CV8 2FL | CV8 2FL | CV8 2 | 25/06/2021 | 420,000 | 432,639 | N | Semi-detached | | 3 | 102 | 4,118 | 4,242 | Freehold | | |
| 15, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 03/11/2020 | 300,000 | 320,705 | N | Semi-detached | | 2 to 3 | 73 | 4,110 | 4,393 | Freehold | | |
| 47, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 04/12/2020 | 369,950 | 390,718 | N | Semi-detached | | 3 | 115 | 3,217 | 3,398 | Freehold | | |
| 43, Woodland Road, Kenilworth, Warwickshire CV8 2FJ | CV8 2FJ | CV8 2 | 15/09/2020 | 300,000 | 325,992 | N | Semi-detached | | 3 | 96 | 3,125 | 3,396 | Freehold | | |
| 8, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 31/07/2020 | 400,000 | 440,725 | Y | Semi-detached | | | 90 | 4,444 | 4,897 | Freehold | | |
| 6, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 27/05/2020 | 499,950 | 528,455 | Y | Terraced | | | 109 | 4,587 | 4,848 | Freehold | | |
| 4, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 30/04/2020 | 487,500 | 507,278 | Y | Terraced | | | 109 | 4,472 | 4,654 | Freehold | | |
| 5, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 09/04/2020 | 470,000 | 489,068 | Y | Terraced | | | 109 | 4,312 | 4,487 | Freehold | | |
| 1, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH | CV8 2FH | CV8 2 | 19/05/2021 | 255,000 | 259,208 | N | Terraced | | | 59 | 4,322 | 4,393 | Freehold | | |
| 6, Pepper Lane Mews, Kenilworth, Warwickshire CV8 2FA | CV8 2FA | CV8 2 | 04/06/2021 | 420,000 | 420,792 | N | Terraced | | 3 | 119 | 3,529 | 3,536 | Freehold | | |
| 15, New Street, Kenilworth, Warwickshire CV8 2EY | CV8 2EY | CV8 2 | 14/10/2020 | 320,000 | 336,659 | N | Terraced | | 2 to 3 | 77 | 4,156 | 4,372 | Freehold | | |
| 3, New Street, Kenilworth, Warwickshire CV8 2EY | CV8 2EY | CV8 2 | 21/07/2020 | 285,000 | 314,016 | N | Semi-detached | | 3 | 125 | 2,280 | 2,512 | Freehold | | |
| 2a, Inchbrook Road, Kenilworth, Warwickshire CV8 2EX | CV8 2EX | CV8 2 | 16/04/2021 | 330,000 | 352,624 | N | Detached | | 3 to 4 | 135 | 2,444 | 2,612 | Freehold | | |
| 37, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 11/01/2021 | 490,000 | 523,763 | N | Detached | | 2 to 3 | 71 | 6,901 | 7,377 | Freehold | | |
| 33, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 29/06/2021 | 425,000 | 444,693 | N | Detached | | 3 | 77 | 5,519 | 5,775 | Freehold | | |
| 59, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW | CV8 2EW | CV8 2 | 15/06/2020 | 400,000 | 442,801 | N | Detached | | 2 to 3 | 89 | 4,494 | 4,975 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|--|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 67, Highland Road, Kenilworth, Warwickshire CV8 2EU | CV8 2EU | CV8 2 | 11/12/2020 | 725,000 | 785,018 | N | Detached | | | 212 | 3,420 | 3,703 | Freehold | | |
| 22, Highland Road, Kenilworth, Warwickshire CV8 2ET | CV8 2ET | CV8 2 | 07/12/2020 | 625,000 | 676,740 | N | Detached | | 3 to 4 | 126 | 4,960 | 5,371 | Freehold | | |
| 11, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 20/07/2020 | 380,000 | 418,688 | N | Semi-detached | | 3 to 4 | 101 | 3,762 | 4,145 | Freehold | | |
| 45, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 10/01/2020 | 457,000 | 509,771 | N | Semi-detached | | | 131 | 3,489 | 3,891 | Freehold | | |
| 22, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 07/02/2020 | 390,000 | 432,150 | N | Semi-detached | | | 116 | 3,362 | 3,725 | Freehold | | |
| 31, Common Lane, Kenilworth, Warwickshire CV8 2ER | CV8 2ER | CV8 2 | 24/06/2020 | 385,000 | 414,693 | N | Semi-detached | | 3 to 4 | 121 | 3,182 | 3,427 | Freehold | | |
| 113, Common Lane, Kenilworth, Warwickshire CV8 2EQ | CV8 2EQ | CV8 2 | 17/01/2020 | 317,500 | 346,780 | N | Terraced | | | 109 | 2,913 | 3,181 | Freehold | | |
| 45, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 20/08/2020 | 372,500 | 408,249 | N | Semi-detached | | 3 to 4 | 94 | 3,963 | 4,343 | Freehold | | |
| 71, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 07/05/2021 | 210,000 | 211,148 | N | Flat | | 2 to 3 | 55 | 3,839 | 3,860 | Leasehold | | |
| 75, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP | CV8 2EP | CV8 2 | 07/10/2021 | 365,000 | 359,202 | N | Semi-detached | | | 105 | 3,476 | 3,421 | Freehold | | |
| 22, Northvale Close, Kenilworth, Warwickshire CV8 2EN | CV8 2EN | CV8 2 | 13/03/2020 | 344,000 | 375,146 | N | Semi-detached | | 2 to 3 | 84 | 4,095 | 4,466 | Freehold | | |
| 20, Northvale Close, Kenilworth, Warwickshire CV8 2EN | CV8 2EN | CV8 2 | 30/09/2021 | 430,000 | 432,751 | N | Semi-detached | | | 114 | 3,772 | 3,796 | Freehold | | |
| 50, Webster Avenue, Kenilworth, Warwickshire CV8 2EJ | CV8 2EJ | CV8 2 | 01/09/2021 | 315,000 | 317,016 | N | Semi-detached | | 3 | 89 | 3,539 | 3,562 | Freehold | | |
| 41, Thornby Avenue, Kenilworth, Warwickshire CV8 2DY | CV8 2DY | CV8 2 | 09/04/2021 | 425,000 | 445,744 | N | Semi-detached | | 3 to 4 | 105 | 4,048 | 4,245 | Freehold | | |
| 4, The Gardens, Kenilworth, Warwickshire CV8 2DX | CV8 2DX | CV8 2 | 09/09/2020 | 530,000 | 575,920 | N | Semi-detached | | 2 to 3 | 70 | 7,571 | 8,227 | Freehold | | |
| 27, The Gardens, Kenilworth, Warwickshire CV8 2DX | CV8 2DX | CV8 2 | 15/06/2020 | 567,500 | 628,224 | N | Detached | | 3 | 100 | 5,675 | 6,282 | Freehold | | |
| 14, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 04/06/2020 | 435,000 | 481,546 | N | Detached | | 2 to 3 | 103 | 4,223 | 4,675 | Freehold | | |
| 25, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 26/03/2021 | 360,000 | 376,735 | N | Semi-detached | | 2 to 3 | 87 | 4,138 | 4,330 | Freehold | | |
| 48, Hermitage Way, Kenilworth, Warwickshire CV8 2DW | CV8 2DW | CV8 2 | 04/09/2020 | 341,500 | 371,088 | N | Semi-detached | | 3 to 4 | 101 | 3,381 | 3,674 | Freehold | | |
| 32, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 10/02/2020 | 390,000 | 432,150 | N | Semi-detached | | 2 | 62 | 6,341 | 7,027 | Freehold | | |
| 52, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 18/06/2021 | 582,000 | 608,968 | N | Detached | | | 133 | 4,376 | 4,579 | Freehold | | |
| 33, Arden Road, Kenilworth, Warwickshire CV8 2DU | CV8 2DU | CV8 2 | 22/02/2021 | 378,000 | 394,213 | N | Semi-detached | | 3 | 92 | 4,109 | 4,285 | Freehold | | |
| 10, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 09/03/2020 | 400,000 | 436,217 | N | Semi-detached | | 3 | 96 | 4,167 | 4,544 | Freehold | | |
| 29, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 20/11/2020 | 405,000 | 432,952 | N | Semi-detached | | 2 to 3 | 99 | 4,091 | 4,373 | Freehold | | |
| 37, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS | CV8 2DS | CV8 2 | 10/06/2021 | 385,000 | 396,586 | N | Semi-detached | | 3 | 95 | 4,053 | 4,175 | Freehold | | |
| 13, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR | CV8 2DR | CV8 2 | 25/09/2020 | 410,000 | 445,523 | N | Semi-detached | | 3 | 114 | 3,596 | 3,908 | Freehold | | |
| 22, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR | CV8 2DR | CV8 2 | 09/12/2020 | 435,000 | 459,420 | N | Semi-detached | | 3 to 4 | 119 | 3,655 | 3,861 | Freehold | | |
| 20, Ash Drive, Kenilworth, Warwickshire CV8 2DQ | CV8 2DQ | CV8 2 | 11/12/2020 | 415,000 | 438,297 | N | Semi-detached | | 3 to 4 | 94 | 4,439 | 4,688 | Freehold | | |
| 62, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN | CV8 2DN | CV8 2 | 17/09/2020 | 430,000 | 467,256 | N | Semi-detached | | 2 | 73 | 5,890 | 6,401 | Freehold | | |
| 74, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN | CV8 2DN | CV8 2 | 21/05/2021 | 385,000 | 401,135 | N | Semi-detached | | 3 | 92 | 4,185 | 4,360 | Freehold | | |
| 63, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ | CV8 2DJ | CV8 2 | 12/03/2021 | 360,000 | 376,735 | N | Semi-detached | | 2 | 68 | 5,294 | 5,540 | Freehold | | |
| 47, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ | CV8 2DJ | CV8 2 | 08/04/2021 | 393,000 | 412,182 | N | Semi-detached | | 3 | 113 | 3,478 | 3,648 | Freehold | | |
| 73, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH | CV8 2DH | CV8 2 | 25/02/2021 | 355,000 | 378,666 | N | Detached | | 2 | 62 | 5,726 | 6,108 | Freehold | | |
| 79, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH | CV8 2DH | CV8 2 | 27/08/2020 | 373,000 | 408,797 | N | Semi-detached | | 2 to 3 | 74 | 5,041 | 5,524 | Freehold | | |
| 43, Leyes Lane, Kenilworth, Warwickshire CV8 2DE | CV8 2DE | CV8 2 | 27/10/2021 | 450,000 | 442,852 | N | Semi-detached | | 3 | 92 | 4,891 | 4,814 | Freehold | | |
| 5, Leyes Lane, Kenilworth, Warwickshire CV8 2DD | CV8 2DD | CV8 2 | 21/12/2020 | 440,000 | 476,425 | N | Detached | | 3 | 100 | 4,400 | 4,764 | Freehold | | |
| 54, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ | CV8 2BZ | CV8 2 | 11/08/2021 | 575,000 | 585,148 | N | Semi-detached | | 2 to 3 | 99 | 5,808 | 5,911 | Freehold | | |
| 36, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ | CV8 2BZ | CV8 2 | 22/06/2020 | 534,000 | 591,140 | N | Detached | | 3 to 4 | 129 | 4,140 | 4,582 | Freehold | | |
| Denemoor Court, 76, Elmdene Road, Kenilworth, Warwickshire CV8 2BX | CV8 2BX | CV8 2 | 05/02/2020 | 159,000 | 164,281 | N | Flat | | 1 | 40 | 3,975 | 4,107 | Leasehold | | |
| 82, Elmdene Road, Kenilworth, Warwickshire CV8 2BX | CV8 2BX | CV8 2 | 31/03/2021 | 172,500 | 173,738 | N | Flat | | 2 | 62 | 2,782 | 2,802 | Leasehold | | |
| 63, Elmdene Road, Kenilworth, Warwickshire CV8 2BW | CV8 2BW | CV8 2 | 30/09/2021 | 415,000 | 417,655 | N | Semi-detached | | 3 | 92 | 4,511 | 4,540 | Freehold | | |
| 4, Tulip Tree Avenue, Kenilworth, Warwickshire CV8 2BU | CV8 2BU | CV8 2 | 29/09/2020 | 420,000 | 456,389 | N | Semi-detached | | 2 to 3 | 79 | 5,316 | 5,777 | Freehold | | |
| 86, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS | CV8 2BS | CV8 2 | 31/03/2021 | 313,000 | 315,247 | N | Flat | | 2 | 71 | 4,408 | 4,440 | Freehold | | |
| 84, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS | CV8 2BS | CV8 2 | 24/03/2020 | 550,000 | 616,579 | N | Detached | | | 150 | 3,667 | 4,111 | Freehold | | |
| 21, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 24/09/2021 | 308,000 | 309,971 | N | Semi-detached | | 3 to 4 | 66 | 4,667 | 4,697 | Freehold | | |
| 59, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 23/04/2021 | 235,995 | 247,514 | N | Semi-detached | | 3 | 72 | 3,278 | 3,438 | Freehold | | |
| 101, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 02/06/2021 | 402,500 | 403,259 | N | Terraced | | 3 to 4 | 118 | 3,411 | 3,417 | Freehold | | |
| 91, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 12/11/2020 | 230,000 | 238,590 | N | Terraced | | 3 | 89 | 2,584 | 2,681 | Freehold | | |
| 11, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN | CV8 2BN | CV8 2 | 15/01/2021 | 228,000 | 237,929 | N | Semi-detached | | 3 | 89 | 2,562 | 2,673 | Freehold | | |
| 87, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ | CV8 2BJ | CV8 2 | 26/06/2020 | 650,000 | 719,552 | N | Detached | | 3 to 4 | 114 | 5,702 | 6,312 | Freehold | | |
| 125, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ | CV8 2BJ | CV8 2 | 05/02/2021 | 460,000 | 490,666 | N | Detached | | 3 | 100 | 4,600 | 4,907 | Freehold | | |
| 23, Eden Croft, Kenilworth, Warwickshire CV8 2BG | CV8 2BG | CV8 2 | 21/06/2021 | 470,000 | 491,779 | N | Detached | | 2 | 87 | 5,402 | 5,653 | Freehold | | |
| 33, Eden Croft, Kenilworth, Warwickshire CV8 2BG | CV8 2BG | CV8 2 | 02/09/2020 | 420,000 | 469,233 | N | Detached | | 2 to 3 | 103 | 4,078 | 4,556 | Freehold | | |
| 30, Ashfield Road, Kenilworth, Warwickshire CV8 2BE | CV8 2BE | CV8 2 | 30/11/2020 | 447,000 | 477,850 | N | Semi-detached | | 3 | 102 | 4,382 | 4,685 | Freehold | | |
| 5, Ashfield Road, Kenilworth, Warwickshire CV8 2BE | CV8 2BE | CV8 2 | 02/06/2021 | 565,000 | 591,181 | N | Detached | | | 215 | 2,628 | 2,750 | Freehold | | |
| 17, Brooke Road, Kenilworth, Warwickshire CV8 2BD | CV8 2BD | CV8 2 | 15/12/2020 | 405,000 | 427,736 | N | Semi-detached | | 2 to 3 | 102 | 3,971 | 4,193 | Freehold | | |
| 2, Brooke Road, Kenilworth, Warwickshire CV8 2BD | CV8 2BD | CV8 2 | 15/07/2020 | 710,000 | 766,034 | N | Terraced | | | 189 | 3,757 | 4,053 | Freehold | | |
| 92, Windy Arbour, Kenilworth, Warwickshire CV8 2BB | CV8 2BB | CV8 2 | 03/04/2020 | 672,000 | 730,959 | N | Detached | | 3 to 4 | 120 | 5,600 | 6,091 | Freehold | | |
| 45a, Windy Arbour, Kenilworth, Warwickshire CV8 2BB | CV8 2BB | CV8 2 | 25/02/2020 | 490,000 | 559,228 | N | Detached | | | 169 | 2,899 | 3,309 | Freehold | | |
| 13, Kineton Road, Kenilworth, Warwickshire CV8 2AW | CV8 2AW | CV8 2 | 12/04/2021 | 440,000 | 461,476 | N | Semi-detached | | 2 | 115 | 3,826 | 4,013 | Freehold | | |
| 14, Kineton Road, Kenilworth, Warwickshire CV8 2AW | CV8 2AW | CV8 2 | 25/02/2020 | 410,000 | 467,926 | N | Detached | | 3 | 124 | 3,306 | 3,774 | Freehold | | |
| 37, Windy Arbour, Kenilworth, Warwickshire CV8 2AT | CV8 2AT | CV8 2 | 07/12/2020 | 636,250 | 688,921 | N | Detached | | | 129 | 4,932 | 5,340 | Freehold | | |
| 10, Windy Arbour, Kenilworth, Warwickshire CV8 2AS | CV8 2AS | CV8 2 | 30/10/2020 | 550,000 | 594,323 | N | Semi-detached | | 3 to 4 | 112 | 4,924 | 5,321 | Freehold | | |
| 25, Moseley Road, Kenilworth, Warwickshire CV8 2AR | CV8 2AR | CV8 2 | 26/08/2020 | 350,000 | 396,432 | N | Detached | | 2 | 96 | 3,646 | 4,130 | Freehold | | |
| 42, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 26/06/2020 | 375,000 | 395,942 | N | Terraced | | 3 | 65 | 5,769 | 6,091 | Freehold | | |
| 58, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 10/11/2020 | 501,000 | 535,577 | N | Semi-detached | | 3 | 116 | 4,319 | 4,617 | Freehold | | |
| 54, Moseley Road, Kenilworth, Warwickshire CV8 2AQ | CV8 2AQ | CV8 2 | 27/09/2021 | 370,000 | 372,367 | N | Semi-detached | | 3 | 85 | 4,353 | 4,381 | Freehold | | |
| 34, Glasshouse Lane, Kenilworth, Warwickshire CV8 2AJ | CV8 2AJ | CV8 2 | 24/02/2020 | 640,000 | 730,420 | N | Detached | | | 125 | 5,120 | 5,843 | Freehold | | |
| 5, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 17/03/2021 | 605,000 | 633,123 | N | Semi-detached | | 2 to 3 | 92 | 6,576 | 6,882 | Freehold | | |
| 22, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 29/01/2021 | 613,000 | 655,238 | N | Detached | | 3 | 107 | 5,729 | 6,124 | Freehold | | |
| 10, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 21/07/2020 | 555,000 | 632,046 | N | Detached | | 3 | 111 | 5,000 | 5,694 | Freehold | | |
| 20, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 11/12/2020 | 720,000 | 779,604 | N | Detached | | 3 to 4 | 139 | 5,180 | 5,609 | Freehold | | |
| 21, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF | CV8 2AF | CV8 2 | 24/07/2020 | 515,000 | 586,493 | N | Detached | | 3 to 4 | 126 | 4,087 | 4,655 | Freehold | | |
| 15, Jordan Close, Kenilworth, Warwickshire CV8 2AE | CV8 2AE | CV8 2 | 21/08/2020 | 625,000 | 707,914 | N | Detached | | 3 to 4 | 120 | 5,208 | 5,899 | Freehold | | |
| 1, Jordan Close, Kenilworth, Warwickshire CV8 2AE | CV8 2AE | CV8 2 | 20/11/2020 | 590,000 | 646,422 | N | Detached | | 3 to 4 | 147 | 4,014 | 4,397 | Freehold | | |
| 20, Birches Lane, Kenilworth, Warwickshire CV8 2AD | CV8 2AD | CV8 2 | 01/05/2020 | 950,000 | 1,046,260 | N | Detached | | 3 to 4 | 176 | 5,398 | 5,945 | Freehold | | |
| | | CV8 2 Average | | | | | | | | | | 4,375 | | | |
| 1, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 30/10/2020 | 395,000 | 437,767 | Y | Detached | | | 93 | 4,247 | 4,707 | Freehold | | |
| 12, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 26/02/2021 | 299,950 | 312,815 | Y | Semi-detached | | | 69 | 4,347 | 4,534 | Freehold | | |
| 10, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 15/01/2021 | 325,000 | 339,154 | Y | Semi-detached | | | 78 | 4,167 | 4,348 | Freehold | | |
| 11, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT | CV8 1TT | CV8 1 | 28/01/2021 | 379,950 | 396,497 | Y | Semi-detached | | | 93 | 4,085 | 4,263 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|----|
| 6, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 07/08/2020 | 400,000 | 453,065 | Y | Detached | | | 93 | 4,301 | 4,872 | Freehold | | |
| 8, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 28/08/2020 | 439,950 | 498,315 | Y | Detached | | | 103 | 4,271 | 4,838 | Freehold | | |
| 2, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 24/07/2020 | 299,950 | 330,488 | Y | Semi-detached | | | 69 | 4,347 | 4,790 | Freehold | | |
| 14, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 30/09/2020 | 299,950 | 325,938 | Y | Semi-detached | | | 69 | 4,347 | 4,724 | Freehold | | |
| 12, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 20/11/2020 | 299,950 | 320,652 | Y | Semi-detached | | | 69 | 4,347 | 4,647 | Freehold | | |
| 10, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 11/09/2020 | 439,950 | 478,068 | Y | Semi-detached | | | 103 | 4,271 | 4,641 | Freehold | | |
| 4, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR | CV8 1TR | CV8 1 | 21/10/2020 | 290,000 | 313,371 | Y | Semi-detached | | | 69 | 4,203 | 4,542 | Freehold | | |
| 9, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 30/03/2020 | 392,950 | 440,518 | Y | Detached | | | 93 | 4,225 | 4,737 | Freehold | | |
| 7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 28/02/2020 | 449,950 | 513,520 | Y | Detached | | | 112 | 4,017 | 4,585 | Freehold | | |
| 7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ | CV8 1TQ | CV8 1 | 28/02/2020 | 449,950 | 480,442 | Y | Detached | | | 112 | 4,017 | 4,290 | Freehold | | |
| 5, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 21/08/2020 | 409,950 | 464,335 | Y | Detached | | | 93 | 4,408 | 4,993 | Freehold | | |
| 16, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/08/2020 | 349,950 | 383,535 | Y | Semi-detached | | | 78 | 4,487 | 4,917 | Freehold | | |
| 9, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/10/2020 | 349,950 | 378,152 | Y | Semi-detached | | | 78 | 4,487 | 4,848 | Freehold | | |
| 7, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 28/10/2020 | 349,950 | 378,152 | Y | Semi-detached | | | 78 | 4,487 | 4,848 | Freehold | | |
| 10, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 10/07/2020 | 299,950 | 330,488 | Y | Semi-detached | | | 69 | 4,347 | 4,790 | Freehold | | |
| 8, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/06/2020 | 299,950 | 323,084 | Y | Semi-detached | | | 69 | 4,347 | 4,682 | Freehold | | |
| 6, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 24/06/2020 | 299,950 | 323,084 | Y | Semi-detached | | | 69 | 4,347 | 4,682 | Freehold | | |
| 1, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/03/2020 | 429,950 | 481,997 | Y | Detached | | | 103 | 4,174 | 4,680 | Freehold | | |
| 11, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/03/2021 | 399,950 | 427,441 | Y | Detached | | | 93 | 4,301 | 4,596 | Freehold | | |
| 12, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 10/08/2020 | 286,500 | 313,996 | Y | Semi-detached | | | 69 | 4,152 | 4,551 | Freehold | | |
| 14, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 26/06/2020 | 322,450 | 347,319 | Y | Semi-detached | | | 78 | 4,134 | 4,453 | Freehold | | |
| 2, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 29/04/2021 | 389,950 | 408,983 | Y | Semi-detached | | | 107 | 3,644 | 3,822 | Freehold | | |
| 4, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP | CV8 1TP | CV8 1 | 31/03/2021 | 376,950 | 394,473 | Y | Semi-detached | | | 107 | 3,523 | 3,687 | Freehold | | |
| 18, Talisman Close, Kenilworth, Warwickshire CV8 1TE | CV8 1TE | CV8 1 | 09/02/2021 | 341,000 | 355,626 | N | Semi-detached | | 3 | 70 | 4,871 | 5,080 | Freehold | | |
| 6, Finham Court, Kenilworth, Warwickshire CV8 1SA | CV8 1SA | CV8 1 | 22/12/2020 | 363,000 | 363,552 | N | Flat | | | 53 | 6,849 | 6,859 | Leasehold | | |
| 39, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 21/02/2020 | 320,000 | 346,863 | N | Terraced | | 3 | 73 | 4,384 | 4,752 | Freehold | | |
| 60, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 24/06/2020 | 370,000 | 390,662 | N | Terraced | | 3 | 91 | 4,066 | 4,293 | Freehold | | |
| 33, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 09/10/2020 | 357,500 | 376,111 | N | Terraced | | 3 | 92 | 3,886 | 4,088 | Freehold | | |
| 53, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ | CV8 1RZ | CV8 1 | 12/11/2020 | 250,000 | 259,337 | N | Terraced | | 3 | 72 | 3,472 | 3,602 | Freehold | | |
| 10, Dryden Close, Kenilworth, Warwickshire CV8 1RY | CV8 1RY | CV8 1 | 11/12/2020 | 331,500 | 358,943 | N | Detached | | 3 | 97 | 3,418 | 3,700 | Freehold | | |
| Apartment 3, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 06/03/2020 | 345,000 | 351,401 | N | Flat | | | 73 | 4,726 | 4,814 | Leasehold | | |
| Apartment 41, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 19/02/2020 | 245,000 | 253,137 | N | Flat | | | 55 | 4,455 | 4,602 | Leasehold | | |
| Apartment 20, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 24/02/2020 | 263,000 | 271,734 | N | Flat | | | 63 | 4,175 | 4,313 | Leasehold | | |
| Apartment 43, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX | CV8 1RX | CV8 1 | 24/05/2021 | 234,000 | 235,279 | N | Flat | | | 62 | 3,774 | 3,795 | Leasehold | | |
| Flat 1, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT | CV8 1RT | CV8 1 | 14/10/2020 | 120,000 | 123,334 | N | Flat | | 1 | 39 | 3,077 | 3,162 | Leasehold | | |
| Flat 10, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT | CV8 1RT | CV8 1 | 10/06/2020 | 164,000 | 166,879 | N | Flat | | 2 | 53 | 3,094 | 3,149 | Leasehold | | |
| 1, Fieldgate Lawn, Kenilworth, Warwickshire CV8 1RR | CV8 1RR | CV8 1 | 27/04/2021 | 1,450,000 | 1,549,410 | N | Detached | | | 295 | 4,915 | 5,252 | Freehold | | |
| 16, John Nash Square, Kenilworth, Warwickshire CV8 1RJ | CV8 1RJ | CV8 1 | 27/11/2020 | 390,000 | 404,565 | N | Terraced | | 3 to 4 | 115 | 3,391 | 3,518 | Freehold | | |
| 2, John Nash Square, Kenilworth, Warwickshire CV8 1RJ | CV8 1RJ | CV8 1 | 10/01/2020 | 355,750 | 388,558 | N | Terraced | | 3 to 4 | 122 | 2,916 | 3,185 | Freehold | | |
| 27, Walkers Way, Kenilworth, Warwickshire CV8 1RG | CV8 1RG | CV8 1 | 20/05/2021 | 300,000 | 304,951 | N | Terraced | | 3 | 77 | 3,896 | 3,960 | Freehold | | |
| 8, Highfield Close, Kenilworth, Warwickshire CV8 1QR | CV8 1QR | CV8 1 | 10/07/2020 | 990,000 | 1,127,434 | N | Detached | | | 217 | 4,562 | 5,196 | Freehold | | |
| 29, Abbey End, Kenilworth, Warwickshire CV8 1QH | CV8 1QH | CV8 1 | 30/06/2020 | 130,000 | 132,282 | N | Flat | | 2 | 33 | 3,939 | 4,009 | Leasehold | | |
| 9, Abbey End, Kenilworth, Warwickshire CV8 1QH | CV8 1QH | CV8 1 | 27/07/2020 | 131,000 | 135,392 | N | Flat | | 1 | 43 | 3,047 | 3,149 | Leasehold | | |
| 34, Oakley, Honiley, Kenilworth, West Midlands CV8 1QE | CV8 1QE | CV8 1 | 17/07/2020 | 240,000 | 253,105 | N | Semi-detached | | 3 | 80 | 3,000 | 3,164 | Freehold | | |
| Munstone, Birmingham Road, Kenilworth, Warwickshire CV8 1PS | CV8 1PS | CV8 1 | 29/01/2021 | 715,000 | 764,266 | N | Detached | | | 182 | 3,929 | 4,199 | Freehold | | |
| Silverley, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PB | CV8 1PB | CV8 1 | 07/04/2021 | 795,000 | 849,504 | N | Detached | | | 210 | 3,786 | 4,045 | Freehold | | |
| 61, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA | CV8 1PA | CV8 1 | 12/03/2021 | 361,000 | 377,781 | N | Semi-detached | | 3 | 86 | 4,198 | 4,393 | Freehold | | |
| 57, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA | CV8 1PA | CV8 1 | 29/01/2021 | 446,000 | 465,423 | N | Semi-detached | | 3 | 106 | 4,208 | 4,391 | Freehold | | |
| 6, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ | CV8 1NZ | CV8 1 | 21/02/2020 | 346,000 | 383,395 | N | Semi-detached | | 3 | 82 | 4,220 | 4,676 | Freehold | | |
| 30, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ | CV8 1NZ | CV8 1 | 07/12/2020 | 353,000 | 372,817 | N | Semi-detached | | 3 | 113 | 3,124 | 3,299 | Freehold | | |
| Groomfield House, Hunt Paddocks, Rouncil Lane, Kenilworth, Warwickshire CV8 1NL | CV8 1NL | CV8 1 | 31/07/2020 | 1,067,500 | 1,215,692 | N | Detached | | | 226 | 4,723 | 5,379 | Freehold | | |
| Woodstile, Castle Road, Kenilworth, Warwickshire CV8 1NH | CV8 1NH | CV8 1 | 06/08/2021 | 420,000 | 427,413 | N | Semi-detached | | 3 | 108 | 3,889 | 3,958 | Freehold | | |
| Ferndale, Castle Road, Kenilworth, Warwickshire CV8 1NG | CV8 1NG | CV8 1 | 26/02/2021 | 1,130,000 | 1,205,331 | N | Detached | | | 186 | 6,075 | 6,480 | Freehold | | |
| 21, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 23/06/2021 | 700,000 | 732,436 | N | Detached | | | 138 | 5,072 | 5,308 | Freehold | | |
| 38, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 19/04/2021 | 398,000 | 406,074 | N | Terraced | | 3 | 101 | 3,941 | 4,021 | Freehold | | |
| 2a, Castle Hill, Kenilworth, Warwickshire CV8 1NB | CV8 1NB | CV8 1 | 10/01/2020 | 220,000 | 228,323 | N | Flat | | 2 | 59 | 3,729 | 3,870 | Freehold | | |
| 66, High Street, Kenilworth, Warwickshire CV8 1LZ | CV8 1LZ | CV8 1 | 30/09/2020 | 910,000 | 964,439 | N | Terraced | | | 314 | 2,898 | 3,071 | Freehold | | |
| 23, High Street, Kenilworth, Warwickshire CV8 1LY | CV8 1LY | CV8 1 | 06/11/2020 | 220,000 | 228,216 | N | Terraced | | 1 | 49 | 4,490 | 4,657 | Freehold | | |
| 23, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 16/04/2021 | 542,500 | 553,505 | N | Terraced | | 3 to 4 | 136 | 3,989 | 4,070 | Freehold | | |
| Flat 2, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 10/07/2020 | 159,950 | 165,312 | N | Flat | | 1 | 48 | 3,332 | 3,444 | Leasehold | | |
| Flat 8, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL | CV8 1LL | CV8 1 | 29/01/2021 | 169,950 | 168,707 | N | Flat | | 2 | 51 | 3,332 | 3,308 | Leasehold | | |
| 2, Mulberry Court, Kenilworth, Warwickshire CV8 1LG | CV8 1LG | CV8 1 | 30/04/2021 | 202,500 | 204,416 | N | Flat | | 2 | 70 | 2,893 | 2,920 | Leasehold | | |
| 64, Randall Road, Kenilworth, Warwickshire CV8 1JY | CV8 1JY | CV8 1 | 11/06/2021 | 665,000 | 685,012 | N | Semi-detached | | | 123 | 5,407 | 5,569 | Freehold | | |
| 46, Randall Road, Kenilworth, Warwickshire CV8 1JY | CV8 1JY | CV8 1 | 02/12/2020 | 420,000 | 443,578 | N | Semi-detached | | | 108 | 3,889 | 4,107 | Freehold | | |
| 25, Randall Road, Kenilworth, Warwickshire CV8 1JX | CV8 1JX | CV8 1 | 12/01/2021 | 445,000 | 464,379 | N | Semi-detached | | 3 to 4 | 101 | 4,422 | 4,615 | Freehold | | |
| 47, Randall Road, Kenilworth, Warwickshire CV8 1JX | CV8 1JX | CV8 1 | 31/03/2021 | 400,000 | 418,594 | N | Semi-detached | | 2 to 3 | 91 | 4,396 | 4,600 | Freehold | | |
| 39, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JW | CV8 1JW | CV8 1 | 18/09/2020 | 390,000 | 435,716 | N | Detached | | 3 | 90 | 4,333 | 4,841 | Freehold | | |
| 34, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 30/06/2020 | 282,000 | 303,749 | N | Semi-detached | | 2 to 3 | 63 | 4,476 | 4,821 | Freehold | | |
| 27, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 21/05/2021 | 261,000 | 271,938 | N | Semi-detached | | 2 to 3 | 65 | 4,015 | 4,184 | Freehold | | |
| 13, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 03/12/2020 | 259,700 | 274,279 | N | Semi-detached | | 3 | 88 | 2,951 | 3,117 | Freehold | | |
| 11, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU | CV8 1JU | CV8 1 | 01/09/2020 | 250,000 | 271,660 | N | Semi-detached | | 3 | 88 | 2,841 | 3,087 | Freehold | | |
| 56, Queens Road, Kenilworth, Warwickshire CV8 1JS | CV8 1JS | CV8 1 | 29/01/2021 | 379,950 | 396,497 | N | Semi-detached | | 3 | 84 | 4,523 | 4,720 | Freehold | | |
| 37, Queens Road, Kenilworth, Warwickshire CV8 1JS | CV8 1JS | CV8 1 | 22/05/2020 | 361,250 | 388,892 | N | Semi-detached | | 3 | 92 | 3,927 | 4,227 | Freehold | | |
| 16, Queens Close, Kenilworth, Warwickshire CV8 1JR | CV8 1JR | CV8 1 | 07/05/2021 | 435,000 | 453,230 | N | Semi-detached | | | 130 | 3,346 | 3,486 | Freehold | | |
| 2a, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 06/03/2020 | 295,000 | 330,711 | N | Detached | | 3 | 84 | 3,512 | 3,937 | Freehold | | |
| 29, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 23/06/2021 | 368,000 | 379,075 | N | Semi-detached | | 3 | 99 | 3,717 | 3,829 | Freehold | | |
| 31, Queens Road, Kenilworth, Warwickshire CV8 1JQ | CV8 1JQ | CV8 1 | 16/10/2020 | 392,500 | 424,131 | N | Semi-detached | | 3 to 4 | 135 | 2,907 | 3,142 | Freehold | | |
| 15, Bertie Road, Kenilworth, Warwickshire CV8 1JP | CV8 1JP | CV8 1 | 27/08/2021 | 535,000 | 550,400 | N | Detached | | 3 to 4 | 102 | 5,245 | 5,396 | Freehold | | |
| 5, Bertie Road, Kenilworth, Warwickshire CV8 1JP | CV8 1JP | CV8 1 | 22/06/2021 | 530,000 | 530,999 | N | Terraced | | | 124 | 4,274 | 4,282 | Freehold | | |
| Flat 2, 44, Waverley Road, Kenilworth, Warwickshire CV8 1JN | CV8 1JN | CV8 1 | 23/04/2021 | 151,500 | 152,934 | N | Flat | | 1 | 39 | 3,885 | 3,921 | Leasehold | | |
| 7, Waverley Road, Kenilworth, Warwickshire CV8 1JL | CV8 1JL | CV8 1 | 10/12/2020 | 595,000 | 608,164 | N | Terraced | | | 123 | 4,837 | 4,944 | Freehold | | </ |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 8, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 07/04/2020 | 158,500 | 164,930 | N | Terraced | | 2 | 24 | 6,730 | 7,003 | Freehold | | |
| 34, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 16/07/2021 | 585,000 | 611,981 | N | Semi-detached | | | 178 | 3,287 | 3,438 | Freehold | | |
| Flat A, 17, Station Road, Kenilworth, Warwickshire CV8 1JJ | CV8 1JJ | CV8 1 | 26/03/2021 | 120,000 | 120,861 | N | Flat | | 1 | 45 | 2,667 | 2,686 | Leasehold | | |
| 5, St Marys Court, Kenilworth, Warwickshire CV8 1JH | CV8 1JH | CV8 1 | 18/12/2020 | 380,000 | 401,332 | N | Semi-detached | | 3 | 78 | 4,872 | 5,145 | Freehold | | |
| 12, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 12/06/2020 | 340,000 | 358,987 | N | Terraced | | 3 | 93 | 3,656 | 3,860 | Freehold | | |
| 4, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 25/02/2021 | 339,950 | 344,227 | N | Terraced | | 3 to 4 | 104 | 3,269 | 3,310 | Freehold | | |
| 17, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 18/06/2021 | 312,000 | 312,588 | N | Terraced | | 3 | 104 | 3,000 | 3,006 | Freehold | | |
| 11, Regency Drive, Kenilworth, Warwickshire CV8 1JE | CV8 1JE | CV8 1 | 18/01/2021 | 265,000 | 268,137 | N | Terraced | | 3 | 105 | 2,524 | 2,554 | Freehold | | |
| 4, Glebe Crescent, Kenilworth, Warwickshire CV8 1JA | CV8 1JA | CV8 1 | 30/04/2021 | 485,000 | 518,251 | N | Detached | | 3 | 96 | 5,052 | 5,398 | Freehold | | |
| 4, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 19/03/2020 | 425,000 | 453,875 | N | Terraced | | 3 | 83 | 5,109 | 5,456 | Freehold | | |
| 7, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 22/02/2021 | 590,000 | 597,424 | N | Terraced | | 3 | 135 | 4,370 | 4,425 | Freehold | | |
| 20, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 09/04/2021 | 370,000 | 377,506 | N | Terraced | | 3 | 90 | 4,111 | 4,195 | Freehold | | |
| Flat 7, Neville Court, 15, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ | CV8 1HZ | CV8 1 | 21/10/2020 | 135,000 | 138,751 | N | Flat | | 1 | 38 | 3,562 | 3,661 | Leasehold | | |
| 147, Warwick Road, Kenilworth, Warwickshire CV8 1HY | CV8 1HY | CV8 1 | 19/02/2021 | 410,000 | 427,586 | N | Semi-detached | | 3 | 97 | 4,217 | 4,398 | Freehold | | |
| 2, Chandler Court, Warwick Road, Kenilworth, Warwickshire CV8 1HY | CV8 1HY | CV8 1 | 28/05/2020 | 512,500 | 551,715 | Y | Semi-detached | | | 159 | 3,223 | 3,470 | Freehold | | |
| 20, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX | CV8 1HX | CV8 1 | 28/06/2021 | 378,000 | 395,516 | N | Detached | | 2 | 67 | 5,642 | 5,903 | Freehold | | |
| 5, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX | CV8 1HX | CV8 1 | 23/11/2020 | 285,000 | 295,644 | N | Terraced | | 3 | 87 | 3,276 | 3,398 | Freehold | | |
| 128, Warwick Road, Kenilworth, Warwickshire CV8 1HS | CV8 1HS | CV8 1 | 12/06/2020 | 468,000 | 518,077 | N | Detached | | 3 to 4 | 144 | 3,250 | 3,598 | Freehold | | |
| 19, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR | CV8 1HR | CV8 1 | 14/01/2021 | 370,000 | 386,113 | N | Semi-detached | | 3 to 4 | 92 | 4,022 | 4,197 | Freehold | | |
| 2, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR | CV8 1HR | CV8 1 | 21/12/2020 | 274,000 | 289,382 | N | Semi-detached | | 3 | 84 | 3,262 | 3,445 | Freehold | | |
| 3, Clarendon Mews, Kenilworth, Warwickshire CV8 1HQ | CV8 1HQ | CV8 1 | 21/01/2020 | 250,000 | 273,055 | N | Terraced | | 2 | 76 | 3,289 | 3,593 | Freehold | | |
| 107, Warwick Road, Kenilworth, Warwickshire CV8 1HP | CV8 1HP | CV8 1 | 22/10/2020 | 220,000 | 231,453 | N | Terraced | | 2 to 3 | 76 | 2,895 | 3,045 | Freehold | | |
| 65, Warwick Road, Kenilworth, Warwickshire CV8 1HN | CV8 1HN | CV8 1 | 25/08/2020 | 165,000 | 176,401 | N | Terraced | | 2 to 3 | 75 | 2,200 | 2,352 | Leasehold | | |
| 18, Harger Court, Kenilworth, Warwickshire CV8 1HJ | CV8 1HJ | CV8 1 | 06/04/2021 | 345,000 | 351,998 | N | Terraced | | 3 | 76 | 4,539 | 4,632 | Freehold | | |
| 4, Harger Court, Kenilworth, Warwickshire CV8 1HJ | CV8 1HJ | CV8 1 | 13/02/2020 | 337,500 | 373,976 | N | Semi-detached | | 3 | 90 | 3,750 | 4,155 | Freehold | | |
| 6, Clarendon House, Grafton Close, Kenilworth, Warwickshire CV8 1HA | CV8 1HA | CV8 1 | 19/08/2020 | 285,000 | 294,492 | N | Flat | | 2 to 3 | 77 | 3,701 | 3,825 | Leasehold | | |
| 13, Essex Close, Kenilworth, Warwickshire CV8 1GS | CV8 1GS | CV8 1 | 22/10/2020 | 255,000 | 268,275 | N | Terraced | | 3 | 81 | 3,148 | 3,312 | Freehold | | |
| 40, Dudley Road, Kenilworth, Warwickshire CV8 1GQ | CV8 1GQ | CV8 1 | 20/08/2020 | 335,000 | 367,150 | N | Semi-detached | | 2 to 3 | 95 | 3,526 | 3,865 | Freehold | | |
| 32, Dudley Road, Kenilworth, Warwickshire CV8 1GQ | CV8 1GQ | CV8 1 | 07/02/2020 | 300,000 | 332,423 | N | Semi-detached | | 3 to 4 | 110 | 2,727 | 3,022 | Freehold | | |
| 11, Dudley Road, Kenilworth, Warwickshire CV8 1GP | CV8 1GP | CV8 1 | 29/10/2020 | 360,000 | 378,741 | N | Terraced | | 3 to 4 | 115 | 3,130 | 3,293 | Freehold | | |
| 21, Dudley Road, Kenilworth, Warwickshire CV8 1GP | CV8 1GP | CV8 1 | 25/02/2021 | 270,000 | 273,397 | N | Terraced | | 3 | 90 | 3,000 | 3,038 | Freehold | | |
| 8, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 30/04/2021 | 385,000 | 392,810 | N | Terraced | | 3 | 87 | 4,425 | 4,515 | Freehold | | |
| 1, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 16/11/2020 | 350,000 | 363,072 | N | Terraced | | 3 | 86 | 4,070 | 4,222 | Freehold | | |
| 13, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 24/02/2020 | 390,000 | 432,150 | N | Semi-detached | | | 127 | 3,071 | 3,403 | Freehold | | |
| 10, Latimer Close, Kenilworth, Warwickshire CV8 1GN | CV8 1GN | CV8 1 | 16/04/2021 | 315,000 | 330,375 | N | Semi-detached | | 3 to 4 | 131 | 2,405 | 2,522 | Freehold | | |
| 16, Lancaster Place, Kenilworth, Warwickshire CV8 1GL | CV8 1GL | CV8 1 | 27/11/2020 | 215,000 | 223,030 | N | Terraced | | 2 to 3 | 80 | 2,688 | 2,788 | Freehold | | |
| 57, Beauchamp Road, Kenilworth, Warwickshire CV8 1GH | CV8 1GH | CV8 1 | 13/08/2021 | 286,000 | 291,048 | N | Semi-detached | | 3 | 81 | 3,531 | 3,593 | Freehold | | |
| 2, Scott Road, Kenilworth, Warwickshire CV8 1GG | CV8 1GG | CV8 1 | 02/03/2020 | 280,000 | 305,352 | N | Semi-detached | | 2 to 3 | 76 | 3,684 | 4,018 | Freehold | | |
| 3, Scott Road, Kenilworth, Warwickshire CV8 1GG | CV8 1GG | CV8 1 | 09/07/2020 | 267,500 | 288,611 | N | Terraced | | 2 to 3 | 87 | 3,075 | 3,317 | Freehold | | |
| 39, Oaks Road, Kenilworth, Warwickshire CV8 1GF | CV8 1GF | CV8 1 | 05/02/2021 | 275,000 | 278,460 | N | Terraced | | 3 | 81 | 3,395 | 3,438 | Freehold | | |
| 13, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 09/08/2020 | 390,000 | 427,429 | N | Semi-detached | | 3 to 4 | 90 | 4,333 | 4,749 | Freehold | | |
| 25, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 15/07/2020 | 243,000 | 262,178 | N | Terraced | | 2 to 3 | 73 | 3,329 | 3,591 | Freehold | | |
| 19, Oaks Road, Kenilworth, Warwickshire CV8 1GE | CV8 1GE | CV8 1 | 16/02/2021 | 245,000 | 248,083 | N | Terraced | | 3 | 87 | 2,816 | 2,852 | Freehold | | |
| 26, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD | CV8 1GD | CV8 1 | 16/04/2021 | 322,000 | 337,717 | N | Semi-detached | | 3 | 73 | 4,411 | 4,626 | Freehold | | |
| 10, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD | CV8 1GD | CV8 1 | 27/04/2021 | 271,000 | 284,227 | N | Semi-detached | | 3 | 88 | 3,080 | 3,230 | Freehold | | |
| 50, Roseland Road, Kenilworth, Warwickshire CV8 1GB | CV8 1GB | CV8 1 | 24/03/2020 | 265,000 | 283,005 | N | Terraced | | 3 | 92 | 2,873 | 3,068 | Freehold | | |
| 80, Roseland Road, Kenilworth, Warwickshire CV8 1GB | CV8 1GB | CV8 1 | 01/09/2020 | 300,000 | 335,166 | N | Detached | | 3 to 4 | 117 | 2,564 | 2,865 | Freehold | | |
| 30, Leycester Road, Kenilworth, Warwickshire CV8 1FZ | CV8 1FZ | CV8 1 | 24/02/2020 | 274,950 | 298,031 | N | Terraced | | 3 | 90 | 3,055 | 3,311 | Freehold | | |
| 8, Leycester Road, Kenilworth, Warwickshire CV8 1FZ | CV8 1FZ | CV8 1 | 26/11/2020 | 280,000 | 290,457 | N | Terraced | | 3 | 91 | 3,077 | 3,192 | Freehold | | |
| 11, Guy Road, Kenilworth, Warwickshire CV8 1FY | CV8 1FY | CV8 1 | 11/12/2020 | 332,000 | 350,638 | N | Semi-detached | | 3 | 84 | 3,952 | 4,174 | Freehold | | |
| 27, Guy Road, Kenilworth, Warwickshire CV8 1FY | CV8 1FY | CV8 1 | 13/03/2020 | 272,000 | 290,480 | N | Terraced | | 2 to 3 | 79 | 3,443 | 3,677 | Freehold | | |
| 53, St Johns Street, Kenilworth, Warwickshire CV8 1FT | CV8 1FT | CV8 1 | 28/02/2020 | 259,000 | 286,992 | N | Semi-detached | | 3 | 58 | 4,466 | 4,948 | Freehold | | |
| 32, St Johns Street, Kenilworth, Warwickshire CV8 1FT | CV8 1FT | CV8 1 | 03/11/2021 | 215,000 | 215,000 | N | Terraced | | 2 to 3 | 67 | 3,209 | 3,209 | Freehold | | |
| 17, Mortimer Road, Kenilworth, Warwickshire CV8 1FS | CV8 1FS | CV8 1 | 23/06/2021 | 330,000 | 339,931 | N | Semi-detached | | 3 | 101 | 3,267 | 3,366 | Freehold | | |
| 51, Mortimer Road, Kenilworth, Warwickshire CV8 1FR | CV8 1FR | CV8 1 | 11/01/2021 | 474,000 | 506,660 | N | Detached | | 3 | 94 | 5,043 | 5,390 | Freehold | | |
| 58, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ | CV8 1FQ | CV8 1 | 15/10/2020 | 410,000 | 443,041 | N | Semi-detached | | 3 to 4 | 100 | 4,100 | 4,430 | Freehold | | |
| 90, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ | CV8 1FQ | CV8 1 | 27/05/2021 | 410,000 | 427,182 | N | Semi-detached | | 3 to 4 | 111 | 3,694 | 3,848 | Freehold | | |
| 69, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN | CV8 1FN | CV8 1 | 27/11/2020 | 425,000 | 454,332 | N | Semi-detached | | 2 to 3 | 88 | 4,830 | 5,163 | Freehold | | |
| 67, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN | CV8 1FN | CV8 1 | 29/01/2021 | 447,000 | 466,467 | N | Semi-detached | | 3 | 97 | 4,608 | 4,809 | Freehold | | |
| 22, Lindsey Crescent, Kenilworth, Warwickshire CV8 1FL | CV8 1FL | CV8 1 | 16/11/2020 | 400,000 | 427,607 | N | Semi-detached | | | 159 | 2,516 | 2,689 | Freehold | | |
| 33, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 20/08/2020 | 435,000 | 476,747 | N | Semi-detached | | 3 to 4 | 83 | 5,241 | 5,744 | Freehold | | |
| 25, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 09/12/2020 | 420,000 | 443,578 | N | Semi-detached | | 3 | 92 | 4,565 | 4,822 | Freehold | | |
| 2, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 19/11/2020 | 412,000 | 440,435 | N | Semi-detached | | 2 to 3 | 108 | 3,815 | 4,078 | Freehold | | |
| 19, Towers Close, Kenilworth, Warwickshire CV8 1FG | CV8 1FG | CV8 1 | 11/08/2020 | 366,000 | 401,125 | N | Semi-detached | | 3 | 121 | 3,025 | 3,315 | Freehold | | |
| 2, Rouncil Lane, Kenilworth, Warwickshire CV8 1FF | CV8 1FF | CV8 1 | 27/04/2020 | 900,000 | 978,963 | N | Detached | | | 233 | 3,863 | 4,202 | Freehold | | |
| 224, Warwick Road, Kenilworth, Warwickshire CV8 1FD | CV8 1FD | CV8 1 | 12/07/2021 | 470,000 | 491,677 | N | Semi-detached | | 3 | 100 | 4,700 | 4,917 | Freehold | | |
| 31, Oaklands Court, 212, Warwick Road, Kenilworth, Warwickshire CV8 1FD | CV8 1FD | CV8 1 | 14/01/2021 | 230,000 | 228,318 | N | Flat | | 2 | 60 | 3,833 | 3,805 | Leasehold | | |
| 229, Warwick Road, Kenilworth, Warwickshire CV8 1FB | CV8 1FB | CV8 1 | 08/06/2020 | 735,000 | 813,647 | N | Detached | | | 206 | 3,568 | 3,950 | Freehold | | |
| 22, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 18/06/2021 | 545,000 | 570,254 | N | Detached | | 3 to 4 | 103 | 5,291 | 5,536 | Freehold | | |
| 50, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 06/01/2021 | 365,000 | 380,895 | N | Semi-detached | | 2 to 3 | 88 | 4,148 | 4,328 | Freehold | | |
| 72, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ | CV8 1EZ | CV8 1 | 17/05/2021 | 380,000 | 395,925 | N | Semi-detached | | 3 | 95 | 4,000 | 4,168 | Freehold | | |
| 3, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 19/01/2021 | 418,500 | 447,336 | N | Detached | | 2 | 101 | 4,144 | 4,429 | Freehold | | |
| 11, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 18/02/2021 | 185,000 | 184,548 | N | Flat | | 2 | 60 | 3,083 | 3,076 | Leasehold | | |
| 19, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW | CV8 1EW | CV8 1 | 30/07/2021 | 160,000 | 162,447 | N | Flat | | 2 | 68 | 2,353 | 2,389 | Leasehold | | |
| 58, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 07/01/2020 | 485,000 | 557,883 | N | Detached | | 3 to 4 | 92 | 5,272 | 6,064 | Freehold | | |
| 44, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 17/09/2020 | 500,000 | 558,610 | N | Detached | | 3 to 4 | 108 | 4,646 | 5,191 | Freehold | | |
| 26, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET | CV8 1ET | CV8 1 | 05/08/2021 | 685,000 | 704,718 | N | Detached | | | 198 | 3,460 | 3,559 | Freehold | | |
| 41, Brookside Avenue, Kenilworth, Warwickshire CV8 1ES | CV8 1ES | CV8 1 | 16/11/2020 | 640,000 | 701,203 | N | Detached | | 3 to 4 | 151 | 4,238 | 4,644 | Freehold | | |
| 5, Barrowfield Lane, Kenilworth, Warwickshire CV8 1EP | CV8 1EP | CV8 1 | 30/04/2021 | 230,000 | 232,176 | N | Flat | | 2 to 3 | 85 | 2,706 | 2,731 | Freehold | | |
| 16, Greville Road, Kenilworth, Warwickshire CV8 1EL | CV8 1EL | CV8 1 | 13/11/2020 | 546,000 | 598,214 | N | Detached | | | 131 | 4,168 | 4,567 | Freehold | | |
| 10a, Barrow Road, Kenilworth, Warwickshire CV8 1EH | CV8 1EH | CV8 1 | 27/08/2020 | 465,000 | 526,688 | N | Detached | | 3 | 107 | 4,346 | 4,922 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|----------------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 30, Barrow Road, Kenilworth, Warwickshire CV8 1EH | CV8 1EH | CV8 1 | 24/07/2020 | 450,000 | 495,815 | N | Semi-detached | | | 125 | 3,600 | 3,967 | Freehold | | |
| 29, Barrow Road, Kenilworth, Warwickshire CV8 1EG | CV8 1EG | CV8 1 | 08/04/2021 | 339,000 | 355,547 | N | Semi-detached | | 2 to 3 | 86 | 3,942 | 4,134 | Freehold | | |
| 35, Barrow Road, Kenilworth, Warwickshire CV8 1EG | CV8 1EG | CV8 1 | 16/03/2020 | 300,000 | 327,162 | N | Semi-detached | | 3 | 81 | 3,704 | 4,039 | Freehold | | |
| 73, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY | CV8 1DY | CV8 1 | 04/03/2021 | 641,000 | 685,060 | N | Detached | | | 164 | 3,909 | 4,177 | Freehold | | |
| 59, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY | CV8 1DY | CV8 1 | 15/06/2020 | 585,000 | 647,597 | N | Detached | | | 183 | 3,197 | 3,539 | Freehold | | |
| 2, Farm Road, Kenilworth, Warwickshire CV8 1DX | CV8 1DX | CV8 1 | 13/11/2020 | 453,250 | 496,594 | N | Detached | | 2 to 3 | 92 | 4,927 | 5,398 | Freehold | | |
| 5, Farm Road, Kenilworth, Warwickshire CV8 1DX | CV8 1DX | CV8 1 | 04/08/2020 | 420,000 | 460,308 | N | Semi-detached | | 3 to 4 | 92 | 4,565 | 5,003 | Freehold | | |
| 41, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 15/01/2021 | 440,750 | 459,944 | N | Semi-detached | | 3 | 93 | 4,739 | 4,946 | Freehold | | |
| 83, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 07/01/2021 | 500,000 | 534,452 | N | Detached | | 3 | 111 | 4,505 | 4,815 | Freehold | | |
| 13, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 27/01/2021 | 810,000 | 865,812 | N | Detached | | | 184 | 4,402 | 4,706 | Freehold | | |
| 43, Rounds Hill, Kenilworth, Warwickshire CV8 1DW | CV8 1DW | CV8 1 | 30/09/2020 | 427,500 | 464,539 | N | Semi-detached | | | 122 | 3,504 | 3,808 | Freehold | | |
| 12, Rounds Hill, Kenilworth, Warwickshire CV8 1DU | CV8 1DU | CV8 1 | 17/09/2021 | 580,000 | 583,711 | N | Semi-detached | | 3 to 4 | 151 | 3,841 | 3,866 | Freehold | | |
| 19, Lunn Avenue, Kenilworth, Warwickshire CV8 1DS | CV8 1DS | CV8 1 | 18/06/2021 | 350,000 | 360,533 | N | Semi-detached | | 3 | 92 | 3,804 | 3,919 | Freehold | | |
| 35, Caesar Road, Kenilworth, Warwickshire CV8 1DL | CV8 1DL | CV8 1 | 27/01/2021 | 479,950 | 500,851 | N | Semi-detached | | 3 | 77 | 6,233 | 6,505 | Freehold | | |
| 7, Caesar Road, Kenilworth, Warwickshire CV8 1DL | CV8 1DL | CV8 1 | 01/07/2021 | 320,000 | 327,753 | N | Terraced | | 3 | 71 | 4,507 | 4,616 | Freehold | | |
| 3, Archer Road, Kenilworth, Warwickshire CV8 1DJ | CV8 1DJ | CV8 1 | 11/01/2021 | 318,000 | 331,849 | N | Semi-detached | | 3 | 68 | 4,676 | 4,880 | Freehold | | |
| 37, Archer Road, Kenilworth, Warwickshire CV8 1DJ | CV8 1DJ | CV8 1 | 30/10/2020 | 365,000 | 404,519 | N | Detached | | 3 to 4 | 86 | 4,244 | 4,704 | Freehold | | |
| 8, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 13/02/2020 | 430,000 | 490,751 | N | Detached | | 2 to 3 | 91 | 4,725 | 5,393 | Freehold | | |
| 3, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 26/08/2020 | 363,000 | 397,837 | N | Semi-detached | | 2 to 3 | 96 | 3,781 | 4,144 | Freehold | | |
| 13, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 11/06/2020 | 351,000 | 378,071 | N | Semi-detached | | 3 | 93 | 3,773 | 4,064 | Freehold | | |
| 14, Avon Road, Kenilworth, Warwickshire CV8 1DH | CV8 1DH | CV8 1 | 17/12/2020 | 685,000 | 723,454 | N | Semi-detached | | 3 to 4 | 189 | 3,624 | 3,828 | Freehold | | |
| 48, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG | CV8 1DG | CV8 1 | 27/07/2020 | 350,000 | 385,634 | N | Semi-detached | | 3 | 89 | 3,933 | 4,333 | Freehold | | |
| 25, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG | CV8 1DG | CV8 1 | 19/01/2021 | 392,500 | 409,593 | N | Semi-detached | | 3 | 107 | 3,668 | 3,828 | Freehold | | |
| 51, De Montfort Road, Kenilworth, Warwickshire CV8 1DE | CV8 1DE | CV8 1 | 12/02/2021 | 425,000 | 430,348 | N | Terraced | | 3 to 4 | 122 | 3,484 | 3,527 | Freehold | | |
| 5, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 11/12/2020 | 420,000 | 443,578 | N | Semi-detached | | 3 to 4 | 105 | 4,000 | 4,225 | Freehold | | |
| 3, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 27/05/2020 | 365,000 | 385,811 | N | Terraced | | 3 | 93 | 3,925 | 4,149 | Freehold | | |
| 48, Grange Avenue, Kenilworth, Warwickshire CV8 1DD | CV8 1DD | CV8 1 | 10/11/2020 | 365,000 | 390,191 | N | Semi-detached | | 2 to 3 | 97 | 3,763 | 4,023 | Freehold | | |
| 38, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB | CV8 1DB | CV8 1 | 18/01/2021 | 462,500 | 482,642 | N | Semi-detached | | 3 | 147 | 3,146 | 3,283 | Freehold | | |
| 24, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB | CV8 1DB | CV8 1 | 26/06/2020 | 405,000 | 436,236 | N | Semi-detached | | 3 to 4 | 145 | 2,793 | 3,009 | Freehold | | |
| 45, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA | CV8 1DA | CV8 1 | 20/09/2021 | 378,000 | 380,419 | N | Semi-detached | | 3 | 89 | 4,247 | 4,274 | Freehold | | |
| 43, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA | CV8 1DA | CV8 1 | 16/04/2021 | 355,000 | 372,327 | N | Semi-detached | | | 117 | 3,034 | 3,182 | Freehold | | |
| 75, Priorsfield Road, Kenilworth, Warwickshire CV8 1BZ | CV8 1BZ | CV8 1 | 25/06/2021 | 450,000 | 463,542 | N | Semi-detached | | | 126 | 3,571 | 3,679 | Freehold | | |
| 45, Beehive Hill, Kenilworth, Warwickshire CV8 1BY | CV8 1BY | CV8 1 | 10/09/2021 | 685,000 | 693,964 | N | Detached | | | 144 | 4,757 | 4,819 | Freehold | | |
| 41, Beehive Hill, Kenilworth, Warwickshire CV8 1BY | CV8 1BY | CV8 1 | 17/12/2020 | 493,000 | 533,812 | N | Detached | | | 119 | 4,143 | 4,486 | Freehold | | |
| 43, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 25/09/2020 | 850,000 | 949,637 | N | Detached | | 3 to 4 | 129 | 6,589 | 7,362 | Freehold | | |
| 55, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 20/08/2020 | 717,500 | 812,686 | N | Detached | | | 142 | 5,053 | 5,723 | Freehold | | |
| 7, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT | CV8 1BT | CV8 1 | 17/03/2021 | 313,530 | 319,174 | N | Terraced | | 2 to 3 | 56 | 5,599 | 5,700 | Freehold | | |
| 8, Pears Close, Kenilworth, Warwickshire CV8 1BS | CV8 1BS | CV8 1 | 30/04/2020 | 682,500 | 742,380 | N | Detached | | 3 to 4 | 150 | 4,550 | 4,949 | Freehold | | |
| Flat 4, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 17/06/2021 | 250,000 | 248,843 | N | Flat | | 1 | 51 | 4,902 | 4,879 | Leasehold | | |
| Flat 10, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 30/09/2021 | 140,000 | 139,104 | N | Flat | | 1 | 41 | 3,415 | 3,393 | Leasehold | | |
| Flat 29, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ | CV8 1BQ | CV8 1 | 14/07/2020 | 142,000 | 146,760 | N | Flat | | 2 | 60 | 2,367 | 2,446 | Leasehold | | |
| 20, Bridge Street, Kenilworth, Warwickshire CV8 1BP | CV8 1BP | CV8 1 | 11/09/2020 | 245,000 | 259,657 | N | Terraced | | 2 to 3 | 54 | 4,537 | 4,808 | Freehold | | |
| 57, Denton Close, Kenilworth, Warwickshire CV8 1BJ | CV8 1BJ | CV8 1 | 17/01/2020 | 207,000 | 214,831 | N | Flat | | 2 | 50 | 4,140 | 4,297 | Leasehold | | |
| 33, Denton Close, Kenilworth, Warwickshire CV8 1BJ | CV8 1BJ | CV8 1 | 16/06/2020 | 187,000 | 190,283 | N | Flat | | 2 | 50 | 3,761 | 3,827 | Leasehold | | |
| 9, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 20/11/2020 | 395,000 | 422,262 | N | Semi-detached | | 3 | 106 | 3,726 | 3,984 | Freehold | | |
| 39, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 06/03/2020 | 180,000 | 183,339 | N | Flat | | 2 | 57 | 3,158 | 3,216 | Leasehold | | |
| 41, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH | CV8 1BH | CV8 1 | 27/08/2021 | 193,000 | 192,712 | N | Flat | | 2 | 65 | 2,969 | 2,965 | Leasehold | | |
| 57, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG | CV8 1BG | CV8 1 | 29/01/2021 | 565,000 | 603,931 | N | Detached | | | 131 | 4,313 | 4,610 | Freehold | | |
| 85, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG | CV8 1BG | CV8 1 | 04/12/2020 | 376,000 | 397,108 | N | Semi-detached | | 3 | 99 | 3,813 | 4,027 | Freehold | | |
| 105, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BE | CV8 1BE | CV8 1 | 29/06/2021 | 350,000 | 360,533 | N | Semi-detached | | 2 to 3 | 78 | 4,487 | 4,622 | Freehold | | |
| 176, Clinton Lane, Kenilworth, Warwickshire CV8 1BB | CV8 1BB | CV8 1 | 30/09/2020 | 405,000 | 440,090 | N | Semi-detached | | 3 | 112 | 3,616 | 3,929 | Freehold | | |
| 155, Clinton Lane, Kenilworth, Warwickshire CV8 1BA | CV8 1BA | CV8 1 | 23/06/2021 | 915,000 | 957,399 | N | Detached | | | 206 | 4,442 | 4,648 | Freehold | | |
| 183, Clinton Lane, Kenilworth, Warwickshire CV8 1BA | CV8 1BA | CV8 1 | 23/08/2021 | 447,500 | 455,398 | N | Semi-detached | | | 150 | 2,983 | 3,036 | Freehold | | |
| 90, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 24/09/2021 | 323,500 | 325,570 | N | Semi-detached | | 2 to 3 | 72 | 4,493 | 4,522 | Freehold | | |
| 122, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 24/06/2021 | 379,950 | 391,384 | N | Semi-detached | | 3 | 88 | 4,318 | 4,448 | Freehold | | |
| 134, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 31/07/2020 | 332,000 | 365,802 | N | Semi-detached | | 2 to 3 | 86 | 3,860 | 4,254 | Freehold | | |
| 154, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 16/03/2021 | 525,000 | 549,405 | N | Semi-detached | | | 140 | 3,750 | 3,924 | Freehold | | |
| 86, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 20/01/2021 | 260,000 | 271,323 | N | Semi-detached | | 3 | 80 | 3,250 | 3,392 | Freehold | | |
| 160, Clinton Lane, Kenilworth, Warwickshire CV8 1AX | CV8 1AX | CV8 1 | 23/07/2020 | 280,000 | 308,507 | N | Semi-detached | | 3 | 93 | 3,011 | 3,317 | Freehold | | |
| 28, Clinton Lane, Kenilworth, Warwickshire CV8 1AT | CV8 1AT | CV8 1 | 08/06/2020 | 570,000 | 630,992 | N | Detached | | | 127 | 4,488 | 4,968 | Freehold | | |
| 54, Clinton Lane, Kenilworth, Warwickshire CV8 1AT | CV8 1AT | CV8 1 | 16/03/2021 | 306,000 | 311,508 | N | Terraced | | 2 to 3 | 83 | 3,687 | 3,753 | Freehold | | |
| 51, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 11/12/2020 | 575,000 | 622,600 | N | Detached | | 3 to 4 | 127 | 4,528 | 4,902 | Freehold | | |
| 17, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 03/02/2021 | 525,000 | 559,999 | N | Detached | | 3 to 4 | 127 | 4,134 | 4,409 | Freehold | | |
| 49, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ | CV8 1AQ | CV8 1 | 20/08/2020 | 550,000 | 622,965 | N | Detached | | 3 to 4 | 163 | 3,374 | 3,822 | Freehold | | |
| 6, Berkeley Road, Kenilworth, Warwickshire CV8 1AP | CV8 1AP | CV8 1 | 07/04/2021 | 580,000 | 619,764 | N | Detached | | | 123 | 4,715 | 5,039 | Freehold | | |
| 2, Berkeley Road, Kenilworth, Warwickshire CV8 1AP | CV8 1AP | CV8 1 | 23/06/2021 | 525,000 | 549,327 | N | Detached | | 3 to 4 | 115 | 4,565 | 4,777 | Freehold | | |
| 3, Elmbank Road, Kenilworth, Warwickshire CV8 1AL | CV8 1AL | CV8 1 | 23/06/2021 | 561,000 | 586,995 | N | Detached | | 3 to 4 | 129 | 4,349 | 4,550 | Freehold | | |
| 4, Bromley Close, Kenilworth, Warwickshire CV8 1AJ | CV8 1AJ | CV8 1 | 09/04/2020 | 507,900 | 552,462 | N | Detached | | 3 to 4 | 115 | 4,417 | 4,804 | Freehold | | |
| 28, Amherst Road, Kenilworth, Warwickshire CV8 1AH | CV8 1AH | CV8 1 | 24/02/2020 | 540,000 | 616,292 | N | Detached | | | 139 | 3,885 | 4,434 | Freehold | | |
| 58, Malthouse Lane, Kenilworth, Warwickshire CV8 1AD | CV8 1AD | CV8 1 | 17/05/2021 | 640,000 | 677,673 | N | Detached | | | 142 | 4,507 | 4,772 | Freehold | | |
| | | CV8 1 Average | | | | | | | | | | 4,195 | | | |
| 2, Woodleigh Road, Coventry, West Midlands CV4 8GT | CV4 8GT | CV4 8 | 10/07/2020 | 440,000 | 468,541 | N | Detached | | | 143 | 3,077 | 3,277 | Freehold | | |
| 121, Cromwell Lane, Coventry, West Midlands CV4 8AN | CV4 8AN | CV4 8 | 01/05/2020 | 550,000 | 584,485 | N | Detached | | 3 to 4 | 137 | 4,015 | 4,266 | Freehold | | |
| | | CV4 8 Average | | | | | | | | | | 3,771 | | | |
| Wainbody Wood Farm, Kings Hill Lane, Coventry, Warwickshire CV3 6PS | CV3 6PS | CV3 6 | 01/10/2020 | 1,300,000 | 1,367,677 | N | Terraced | | 3 to 4 | 219 | 5,936 | 6,245 | Freehold | | |
| | | CV3 6 Average | | | | | | | | | | 6,245 | | | |
| 22, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 28/06/2021 | 332,500 | 330,961 | N | Flat | | 2 | 89 | 3,736 | 3,719 | Leasehold | | |
| 26, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 09/10/2020 | 238,000 | 244,613 | N | Flat | | 2 | 75 | 3,188 | 3,276 | Leasehold | | |
| 23, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX | B94 6PX | B94 6 | 31/07/2020 | 245,000 | 253,213 | N | Flat | | 2 | 80 | 3,063 | 3,165 | Leasehold | | |
| 176, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP | B94 6PP | B94 6 | 26/02/2021 | 249,000 | 259,680 | N | Semi-detached | | 2 to 3 | 77 | 3,234 | 3,372 | Freehold | | |
| 224, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP | B94 6PP | B94 6 | 09/01/2020 | 320,000 | 356,952 | N | Semi-detached | | 3 to 4 | 109 | 2,936 | 3,275 | Freehold | | |

| Address | Postcode | Postcode sector | Date Sold | Sold Price | Estimated Ma | New Build | Property T | No. of bed | bedrooms | Floor area | Price per m2 | Market Price | Tenure | | |
|---|----------|-----------------|------------|------------|--------------|-----------|---------------|------------|----------|------------|--------------|--------------|-----------|--|--|
| 81, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD | B94 6PD | B94 6 | 09/04/2020 | 697,500 | 729,681 | N | Detached | | | 163 | 4,279 | 4,477 | Freehold | | |
| 45, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD | B94 6PD | B94 6 | 24/07/2020 | 490,000 | 516,756 | N | Semi-detached | | 3 to 4 | 137 | 3,577 | 3,772 | Freehold | | |
| 6, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 30/04/2021 | 290,000 | 295,883 | N | Terraced | | 2 to 3 | 51 | 5,686 | 5,802 | Freehold | | |
| 10, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 26/01/2021 | 189,950 | 188,561 | N | Flat | | 2 | 33 | 5,756 | 5,714 | Leasehold | | |
| 16, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 23/07/2020 | 255,000 | 290,400 | N | Detached | | 2 to 3 | 51 | 5,000 | 5,694 | Freehold | | |
| 32, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 22/10/2020 | 275,000 | 289,316 | N | Terraced | | 2 to 3 | 58 | 4,741 | 4,988 | Freehold | | |
| 30, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 24/04/2020 | 352,500 | 374,988 | N | Semi-detached | | 3 | 77 | 4,578 | 4,870 | Freehold | | |
| 25, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 24/04/2020 | 242,500 | 252,338 | N | Terraced | | 2 | 56 | 4,330 | 4,506 | Freehold | | |
| 11, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB | B94 6NB | B94 6 | 29/04/2021 | 140,000 | 141,325 | N | Flat | | 1 | 51 | 2,745 | 2,771 | Leasehold | | |
| 12, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 27/11/2020 | 865,000 | 947,720 | Y | Detached | | | 182 | 4,753 | 5,207 | Freehold | | |
| 24, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 23/10/2020 | 830,000 | 919,865 | Y | Detached | | | 182 | 4,560 | 5,054 | Freehold | | |
| 11, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 07/09/2020 | 795,000 | 888,190 | Y | Detached | | | 177 | 4,492 | 5,018 | Freehold | | |
| 20, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 07/08/2020 | 365,000 | 400,029 | Y | Semi-detached | | | 80 | 4,563 | 5,000 | Freehold | | |
| 25, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 20/11/2020 | 830,000 | 909,373 | Y | Detached | | | 182 | 4,560 | 4,997 | Freehold | | |
| 26, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 29/10/2020 | 795,000 | 881,075 | Y | Detached | | | 177 | 4,492 | 4,978 | Freehold | | |
| 10, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 01/04/2020 | 830,000 | 902,822 | Y | Detached | | | 182 | 4,560 | 4,961 | Freehold | | |
| 19, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 19/06/2020 | 365,000 | 393,151 | Y | Semi-detached | | | 80 | 4,563 | 4,914 | Freehold | | |
| 39, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 16/07/2020 | 350,000 | 377,622 | Y | Terraced | | | 77 | 4,545 | 4,904 | Freehold | | |
| 37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 03/07/2020 | 340,000 | 366,833 | Y | Terraced | | | 75 | 4,533 | 4,891 | Freehold | | |
| 27, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 09/10/2020 | 525,000 | 567,309 | Y | Semi-detached | | | 116 | 4,526 | 4,891 | Freehold | | |
| 38, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 25/06/2020 | 327,500 | 345,789 | Y | Terraced | | | 71 | 4,613 | 4,870 | Freehold | | |
| 37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 03/07/2020 | 340,000 | 362,467 | Y | Terraced | | | 75 | 4,533 | 4,833 | Freehold | | |
| 23, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 12/02/2021 | 795,000 | 847,998 | Y | Detached | | | 177 | 4,492 | 4,791 | Freehold | | |
| 21, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 28/08/2020 | 749,950 | 849,441 | Y | Detached | | | 184 | 4,076 | 4,617 | Freehold | | |
| 6, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY | B94 6LY | B94 6 | 12/03/2021 | 1,250,000 | 1,335,921 | Y | Detached | | | 339 | 3,687 | 3,941 | Freehold | | |
| 4, Kingswood Cottage, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX | B94 6LX | B94 6 | 19/06/2020 | 230,000 | 242,844 | N | Terraced | | 2 | 42 | 5,476 | 5,782 | Freehold | | |
| 1, Nursery Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX | B94 6LX | B94 6 | 29/03/2021 | 360,000 | 366,481 | N | Terraced | | 3 to 4 | 111 | 3,243 | 3,302 | Freehold | | |
| Maroban, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LU | B94 6LU | B94 6 | 30/09/2021 | 387,500 | 389,979 | N | Semi-detached | | 2 to 3 | 106 | 3,656 | 3,679 | Freehold | | |
| 12, Station Lane, Lapworth, Solihull, Warwickshire B94 6LT | B94 6LT | B94 6 | 03/08/2020 | 440,000 | 470,402 | N | Terraced | | 3 | 143 | 3,077 | 3,290 | Freehold | | |
| 1, Meadow Lane, Lapworth, Solihull, Warwickshire B94 6LS | B94 6LS | B94 6 | 11/01/2021 | 445,000 | 464,379 | N | Semi-detached | | 3 to 4 | 117 | 3,803 | 3,969 | Freehold | | |
| 79, Station Lane, Lapworth, Solihull, Warwickshire B94 6LP | B94 6LP | B94 6 | 24/02/2021 | 295,000 | 307,653 | N | Semi-detached | | 3 | 98 | 3,010 | 3,139 | Freehold | | |
| 7, St Chads Mews, Lapworth, Solihull, Warwickshire B94 6LD | B94 6LD | B94 6 | 19/10/2020 | 292,500 | 307,727 | N | Terraced | | 2 | 66 | 4,432 | 4,663 | Freehold | | |
| Devon House, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LA | B94 6LA | B94 6 | 08/04/2020 | 915,000 | 973,374 | N | Semi-detached | | | 183 | 5,000 | 5,319 | Freehold | | |
| Fairfield, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JZ | B94 6JZ | B94 6 | 29/04/2021 | 1,400,000 | 1,495,982 | N | Detached | | | 259 | 5,405 | 5,776 | Freehold | | |
| 3, Bakehouse Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JY | B94 6JY | B94 6 | 12/02/2021 | 465,000 | 470,851 | N | Terraced | | | 95 | 4,895 | 4,956 | Freehold | | |
| 25, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ | B94 6JQ | B94 6 | 27/11/2020 | 537,000 | 574,062 | N | Semi-detached | | | 127 | 4,228 | 4,520 | Freehold | | |
| 12, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ | B94 6JQ | B94 6 | 24/04/2020 | 472,500 | 502,644 | N | Semi-detached | | | 115 | 4,109 | 4,371 | Freehold | | |
| 6, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL | B94 6JL | B94 6 | 25/11/2020 | 535,000 | 586,162 | N | Detached | | 2 to 3 | 108 | 4,954 | 5,427 | Freehold | | |
| 11, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL | B94 6JL | B94 6 | 08/01/2021 | 297,500 | 301,021 | N | Terraced | | 2 to 3 | 67 | 4,440 | 4,493 | Freehold | | |
| 166, Station Lane, Lapworth, Solihull, Warwickshire B94 6JJ | B94 6JJ | B94 6 | 09/04/2021 | 619,080 | 649,297 | N | Semi-detached | | 3 to 4 | 136 | 4,552 | 4,774 | Freehold | | |
| 127, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH | B94 6JH | B94 6 | 06/03/2020 | 516,000 | 578,463 | N | Detached | | 3 to 4 | 120 | 4,304 | 4,825 | Freehold | | |
| 149, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH | B94 6JH | B94 6 | 14/02/2020 | 620,000 | 687,008 | N | Semi-detached | | | 170 | 3,647 | 4,041 | Freehold | | |
| 191, Station Lane, Lapworth, Solihull, Warwickshire B94 6JG | B94 6JG | B94 6 | 07/02/2020 | 1,005,000 | 1,146,988 | N | Detached | | | 221 | 4,548 | 5,190 | Freehold | | |
| High Noon, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JE | B94 6JE | B94 6 | 30/09/2021 | 755,500 | 765,386 | N | Detached | | | 140 | 5,396 | 5,467 | Freehold | | |
| Bell Cottage, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JD | B94 6JD | B94 6 | 28/04/2021 | 547,500 | 574,223 | N | Semi-detached | | | 137 | 3,996 | 4,191 | Freehold | | |
| Terets Lodge, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JA | B94 6JA | B94 6 | 22/01/2020 | 800,000 | 920,219 | N | Detached | | 3 | 120 | 6,667 | 7,668 | Freehold | | |
| Mill House, Mill Lane, Lapworth, Solihull, Warwickshire B94 6HU | B94 6HU | B94 6 | 11/12/2020 | 2,000,000 | 2,165,567 | N | Detached | | | 469 | 4,264 | 4,617 | Freehold | | |
| 91, Chessetts Wood Road, Lapworth, Solihull, Warwickshire B94 6EL | B94 6EL | B94 6 | 23/01/2020 | 1,925,000 | 2,214,276 | N | Detached | | | 603 | 3,192 | 3,672 | Freehold | | |
| 8, Aylesbury Court, Aylesbury Road, Lapworth, Solihull, Warwickshire B94 6BE | B94 6BE | B94 6 | 30/09/2021 | 895,000 | 906,712 | N | Detached | | | 182 | 4,918 | 4,982 | Freehold | | |
| Lapworth Lodge, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6AY | B94 6AY | B94 6 | 28/09/2020 | 600,000 | 670,332 | N | Detached | | 2 to 3 | 96 | 6,250 | 6,983 | Freehold | | |
| 2, Drawbridge Cottages, Lapworth, Solihull, Warwickshire B94 6AP | B94 6AP | B94 6 | 25/11/2020 | 425,000 | 454,332 | N | Semi-detached | | 3 | 103 | 4,126 | 4,411 | Freehold | | |
| | | B94 6 Average | | | | | | | | | | 4,657 | | | |
| | | Grand Average | | | | | | | | | | 3,940 | | | |

Appendix 4 - Commercial rents and yields

| Sign Date | Start Date | Address | City | Floor | Total SF Leased | Rent/SF/ Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|-------------------|----------------|-------------|-----------------|-------------|-----------|---------|------------|----------------|------------|
| 04/08/2020 | 04/10/2020 | 35A Park Ct | Leamington Spa | 1st | 241 | 37.34 | Asking | IRI | 8,998.94 | Office | 3 yrs |
| 20/04/2020 | 20/04/2020 | Clarence St | Leamington Spa | Unkwn | 275 | 24.87 | Achieved | | 6,839.25 | Office | 2 yrs |
| 24/05/2021 | 24/05/2021 | Harrison Way | Leamington Spa | 2nd | 21,815 | 23.50 | Asking | | 512,652.50 | Office | 10 yrs |
| 01/10/2020 | 12/10/2020 | Old | Warwick | GRND | 664 | 21.08 | Achieved | FRI | 13,997.12 | Office | |
| 02/08/2019 | 09/10/2019 | Regent St | Leamington Spa | 2nd | 6,808 | 19.50 | Effective | FRI | 132,754.36 | Office | 7 yrs 1 mo |
| 30/07/2019 | 30/07/2019 | 36 Hamilton Ter | Leamington Spa | GRND,1-2 | 2,596 | 19.26 | Effective | FRI | 49,998.83 | Office | 10 yrs |
| 01/10/2019 | 01/10/2019 | 4 Pegasus Ct | Warwick | GRND | 747 | 18.74 | Asking | FRI | 13,998.78 | Office | |
| 01/12/2020 | 01/12/2020 | Olympus Ave | Warwick | 2nd | 2,896 | 18.65 | Achieved | | 54,010.40 | Office | |
| 06/08/2019 | 06/08/2019 | Athena Dr | Warwick | GRND | 506 | 18.50 | Asking | | 9,361.00 | Office | |
| 21/11/2019 | 21/12/2019 | Artemis Dr | Warwick | GRND | 4,196 | 18.49 | Asking | | 77,584.04 | Office | |
| 17/01/2021 | 17/01/2021 | Stoneleigh Park | Kenilworth | GRND | 764 | 18.06 | Achieved | FRI | 13,797.84 | Office | 1 yr 9 mos |
| 02/07/2019 | 01/08/2019 | Holly Walk | Leamington Spa | GRND,1,MEZZ | 2,010 | 18.03 | Asking | FRI | 36,240.30 | Office | 3 yrs |
| 01/10/2019 | 05/11/2019 | 19 Coventry Rd | Leamington Spa | 1st | 955 | 17.80 | Effective | | 16,998.80 | Office | 4 yrs |
| 01/07/2019 | 01/07/2019 | Old Sq | Warwick | 1st | 1,159 | 16.39 | Asking | | 18,996.01 | Office | |
| 08/06/2020 | 08/07/2020 | Edgehill Ln | Warwick | 1st | 990 | 16.11 | Asking | | 15,948.90 | Office | |
| 28/03/2021 | 27/04/2021 | 44 Holly Walk | Leamington Spa | GRND | 538 | 15.98 | Asking | FRI | 8,597.24 | Office | 3 yrs |
| 02/09/2019 | 02/09/2019 | Wellesbourne Rd | Warwick | GRND,1 | 1,593 | 15.69 | Asking | | 24,994.17 | Office | |
| 05/11/2019 | 05/11/2019 | Holly Walk | Leamington Spa | GRND | 2,064 | 15.48 | Asking | | 31,950.72 | Office | |
| 19/01/2021 | 18/02/2021 | Cross Rd | Leamington Spa | GRND,1,MEZZ | 973 | 15.36 | Asking | | 14,945.28 | Office | 1 yr |
| 14/08/2020 | 14/08/2020 | 15 Newbold St | Leamington Spa | GRND,1,MEZZ | 1,471 | 15.30 | Asking | | 22,506.30 | Office | |
| 01/09/2020 | 01/09/2020 | 3 Russell St | Leamington Spa | GRND,1 | 1,065 | 15.00 | Achieved | | 15,975.00 | Office | 3 yrs |
| 14/02/2020 | 14/03/2020 | 114A Regent St | Leamington Spa | 1st | 637 | 14.91 | Effective | IRI | 9,497.36 | Office | 3 yrs |
| 07/09/2020 | 06/10/2020 | Hareway Ln | Warwick | GRND,1 | 2,525 | 14.71 | Achieved | FRI | 37,142.75 | Office | 1 yr |
| 04/12/2020 | 17/02/2021 | Athena Dr | Warwick | GRND | 1,487 | 14.63 | Effective | FRI | 21,756.02 | Office | 6 yrs |
| 03/08/2020 | 04/08/2020 | 1 Highfield Ter | Leamington Spa | 2nd | 206 | 14.56 | Effective | | 2,999.11 | Office | 6 mos |
| 07/01/2020 | 07/01/2020 | Olympus Ave | Warwick | GRND,1 | 3,183 | 14.13 | Achieved | FRI | 44,975.79 | Office | 5 yrs |
| 28/03/2021 | 27/04/2021 | 44 Holly Walk | Leamington Spa | GRND | 462 | 14.07 | Asking | FRI | 6,500.34 | Office | 3 yrs |
| 15/10/2020 | 15/11/2020 | Budbrooke Rd | Warwick | GRND | 657 | 14.00 | Effective | IRI | 9,197.69 | Office | 3 yrs |
| 01/04/2020 | 01/04/2020 | Budbrooke Rd | Warwick | 1st | 962 | 14.00 | Achieved | FRI | 13,468.00 | Office | 5 yrs |
| 05/05/2020 | 05/05/2020 | 85 Priory Rd | Kenilworth | GRND | 743 | 13.45 | Effective | FRI | 9,993.26 | Office | 5 yrs |
| 11/08/2020 | 11/08/2020 | 29 Portland St | Leamington Spa | GRND,1 | 794 | 13.22 | Asking | | 10,496.68 | Office | |
| 24/08/2020 | 23/10/2020 | 144 Parade | Leamington Spa | 2nd | 390 | 12.82 | Achieved | FRI | 4,999.80 | Office | 3 yrs |
| 26/06/2019 | 26/07/2019 | Corunna Rd | Warwick | 2nd | 721 | 12.62 | Effective | | 9,098.56 | Office | |
| 01/11/2020 | 01/11/2020 | 1B Dormer Pl | Leamington Spa | GRND,1-2 | 1,991 | 12.55 | Asking | | 24,987.05 | Office | 5 yrs |
| 28/08/2019 | 25/01/2020 | Market | Warwick | 2-3 | 27,215 | 12.50 | Asking | FRI | 340,187.50 | Office | |
| 01/11/2019 | 01/12/2019 | Longbridge Farm | Warwick | GRND,1 | 974 | 12.32 | Asking | IRI | 11,999.68 | Office | |
| 13/11/2019 | 13/11/2019 | 48 Holly Walk | Leamington Spa | GRND | 1,687 | 12.08 | Asking | | 20,378.96 | Office | |
| 17/06/2019 | 27/07/2019 | 8 Tavistock St | Leamington Spa | 1-2 | 2,781 | 12.05 | Asking | FRI | 33,511.05 | Office | |
| 15/07/2019 | 01/08/2019 | Stoneleigh Abbey | Kenilworth | 1st | 1,010 | 12.00 | Effective | FRI | 12,119.95 | Office | 3 yrs |
| 18/12/2019 | 17/01/2020 | Lower Cape | Warwick | GRND,1 | 1,538 | 11.70 | Asking | | 17,994.60 | Office | |
| 25/09/2019 | 25/09/2019 | Fulbrook Ln | Warwick | GRND,1 | 2,296 | 11.54 | Asking | IRO | 26,495.84 | Office | |
| 25/06/2019 | 23/08/2019 | 14A Clarendon Ave | Leamington Spa | GRND | 2,781 | 11.46 | Effective | | 31,868.55 | Office | 6 yrs |
| 27/04/2020 | 27/05/2020 | 144 Parade | Leamington Spa | 1st | 965 | 11.18 | Effective | FRI | 10,787.98 | Office | 3 yrs |
| 08/06/2020 | 08/06/2020 | 1 Swan St | Warwick | 1st | 537 | 11.17 | Achieved | | 5,998.29 | Office | 5 yrs |
| 15/12/2020 | 17/02/2021 | Budbrooke Rd | Warwick | 2nd | 1,046 | 11.01 | Effective | IRI | 11,516.13 | Office | 5 yrs |
| 02/09/2020 | 02/10/2020 | 13 High St | Kenilworth | GRND | 785 | 9.87 | Effective | | 7,747.85 | Office | 3 yrs |
| 24/06/2019 | 24/06/2019 | 42 Warwick St | Leamington Spa | GRND,1-2 | 4,275 | 8.89 | Effective | FRI | 38,004.47 | Office | 10 yrs |
| 01/02/2020 | 06/02/2020 | 54 High St | Leamington Spa | LL | 1,248 | 8.01 | Asking | FRI | 9,996.48 | Office/Medical | 5 yrs |
| 22/01/2020 | 22/01/2020 | 61 Bedford St | Leamington Spa | GRND,1 | 962 | 7.80 | Effective | | 7,503.47 | Office | 5 yrs |
| 23/12/2019 | 23/12/2019 | Common Ln | Kenilworth | GRND | 1,008 | 5.95 | Achieved | | 5,997.60 | Office | 3 yrs |
| 25/07/2019 | 25/07/2019 | 7 Parade | Leamington Spa | GRND,1-3 | 8,396 | 5.36 | Effective | FRI | 45,002.33 | Office | 15 yrs |
| 12/03/2020 | 12/03/2020 | 9-9A Althorpe St | Leamington Spa | GRND,1 | 2,380 | 5.04 | Asking | | 11,995.20 | Office | 5 yrs |

| Sign Date | Start Date | Address | City | Floor | Total SF Leased | Rent/SF/Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|---------------------|----------------|------------|-----------------|------------|-----------|---------|------------|--------|-------------|
| 19/06/2020 | 19/07/2020 | 9 Regent Pl | Leamington Spa | GRND | 550 | 64.80 | Effective | | 35,637.40 | Retail | 12 yrs |
| 15/03/2021 | 15/03/2021 | 31 Regent Grv | Leamington Spa | GRND | 157 | 63.38 | Asking | | 9,950.66 | Retail | 5 yrs |
| 28/09/2020 | 29/09/2020 | Gufs Cliffe | Warwick | GRND | 3,690 | 52.25 | Effective | | 192,799.72 | Retail | 19 yrs |
| 05/08/2019 | 05/08/2019 | 75-77 Parade | Leamington Spa | BSMT, GRND | 437 | 51.83 | Achieved | FRI | 22,650.00 | Retail | 10 yrs |
| 03/12/2020 | 03/01/2021 | 112 Regent St | Leamington Spa | GRND | 389 | 50.13 | Asking | | 19,500.00 | Retail | 6 yrs |
| 07/09/2020 | 06/10/2020 | 17 Market Pl | Warwick | GRND | 162 | 46.30 | Asking | | 7,500.00 | Retail | 1 yr |
| 02/09/2019 | 02/10/2019 | 17 Market Pl | Warwick | GRND | 162 | 46.30 | Achieved | FRI | 7,500.00 | Retail | 3 yrs |
| 07/11/2019 | 19/12/2019 | 4 Whiteheads Ct | Leamington Spa | GRND | 1,626 | 46.13 | Asking | | 75,000.00 | Retail | 10 yrs |
| 11/12/2020 | 17/02/2021 | 6 Tavistock St | Leamington Spa | GRND | 234 | 41.88 | Effective | IRI | 9,799.03 | Retail | 3 yrs |
| 18/05/2021 | 18/05/2021 | 36 Smith St | Warwick | GRND | 571 | 38.53 | Asking | | 22,000.63 | Retail | 20 yrs |
| 01/01/2021 | 01/01/2021 | 102 Regent St | Leamington Spa | GRND | 464 | 34.48 | Asking | | 15,998.72 | Retail | |
| 14/04/2021 | 14/05/2021 | 52 Parade | Leamington Spa | GRND | 876 | 34.25 | Achieved | FRI | 30,000.00 | Retail | 5 yrs |
| 29/07/2019 | 29/07/2019 | Tachbrook Park Dr | Warwick | GRND | 5,000 | 33.86 | Effective | | 169,285.86 | Retail | 10 yrs 1 mo |
| 01/09/2020 | 01/09/2020 | 6-6a New St | Warwick | GRND | 304 | 32.89 | Asking | | 9,998.56 | Retail | |
| 01/06/2020 | 12/07/2020 | 114-114a Regent St | Leamington Spa | GRND | 437 | 32.04 | Effective | FRI | 13,999.57 | Retail | 5 yrs |
| 02/09/2019 | 02/09/2019 | 47 Warwick Rd | Kenilworth | GRND | 249 | 31.93 | Effective | FRI | 7,950.00 | Retail | 7 yrs |
| 01/09/2019 | 01/09/2019 | 86 Regent St | Leamington Spa | GRND | 1,273 | 31.42 | Effective | FRI | 40,000.00 | Retail | 10 yrs |
| 29/10/2020 | 28/11/2020 | 121 Regent St | Leamington Spa | GRND | 851 | 31.14 | Asking | | 26,500.00 | Retail | 3 yrs |
| 12/07/2019 | 12/07/2019 | 49 Smith St | Warwick | GRND | 332 | 30.12 | Effective | FRI | 9,999.84 | Retail | 6 yrs |
| 07/10/2019 | 16/02/2020 | 25 Coten Rd | Warwick | GRND | 300 | 30.00 | Asking | | 9,000.00 | Retail | 3 yrs |
| 18/11/2019 | 18/11/2019 | Upper Mall | Leamington Spa | 1st | 1,783 | 29.44 | Asking | | 52,500.00 | Retail | |
| 17/03/2021 | 01/04/2021 | 123 Regent St | Leamington Spa | GRND | 619 | 29.08 | Achieved | FRI | 18,000.00 | Retail | 2 yrs |
| 19/08/2019 | 19/08/2019 | 10 Euston Pl | Leamington Spa | GRND | 629 | 28.54 | Effective | FRI | 17,949.64 | Retail | 5 yrs |
| 05/10/2020 | 05/10/2020 | 25 Park St | Leamington Spa | GRND | 449 | 28.06 | Achieved | FRI | 12,600.00 | Retail | 6 yrs |
| 28/11/2019 | 28/11/2019 | 110 Warwick St | Leamington Spa | GRND | 979 | 27.58 | Effective | | 26,999.90 | Retail | 10 yrs |
| 21/11/2019 | 21/11/2019 | 42-44 Brook St | Warwick | GRND | 724 | 26.93 | Achieved | | 19,500.00 | Retail | |
| 02/07/2019 | 01/08/2019 | 2A Livery St | Leamington Spa | GRND | 4,500 | 25.00 | Asking | FRI | 112,500.00 | Retail | |
| 23/03/2020 | 23/06/2020 | 19 Regent St | Leamington Spa | GRND | 365 | 24.66 | Achieved | FRI | 9,000.00 | Retail | 5 yrs |
| 17/06/2019 | 17/06/2019 | 107-109 Regent St | Leamington Spa | GRND, 1 | 2,688 | 24.33 | Effective | FRI | 65,397.49 | Retail | 10 yrs |
| 07/06/2019 | 07/06/2019 | 43 Warwick Rd | Kenilworth | GRND | 678 | 23.60 | Achieved | FRI | 16,000.00 | Retail | 4 yrs |
| 10/06/2021 | 10/07/2021 | 39 Smith St | Warwick | GRND | 322 | 23.29 | Asking | | 7,500.00 | Retail | 1 yr |
| 26/05/2020 | 12/07/2020 | 7 Augusta | Leamington Spa | GRND | 490 | 22.28 | Effective | FRI | 10,917.98 | Retail | 5 yrs |
| 01/09/2019 | 01/09/2019 | 44 Smith St | Warwick | GRND | 296 | 21.96 | Achieved | | 6,500.00 | Retail | |
| 14/10/2019 | 14/10/2019 | 11 High St | Warwick | GRND | 2,578 | 21.85 | Asking | | 56,323.00 | Retail | |
| 07/04/2021 | 07/05/2021 | 50 Regent St | Leamington Spa | GRND | 809 | 21.63 | Asking | | 17,500.00 | Retail | |
| 24/06/2019 | 24/06/2019 | 1 Swan St | Warwick | GRND | 1,286 | 21.57 | Effective | FRI | 20,749.85 | Retail | 10 yrs |
| 01/08/2020 | 01/08/2020 | 49 Abbey End | Kenilworth | GRND | 985 | 21.32 | Effective | FRI | 21,000.00 | Retail | 10 yrs |
| 27/02/2020 | 27/03/2020 | 10 The Holloway | Warwick | GRND | 142 | 21.13 | Asking | | 3,000.00 | Retail | |
| 15/07/2020 | 19/08/2020 | 53 Abbey End | Kenilworth | GRND | 985 | 20.62 | Effective | FRI | 20,312.35 | Retail | 10 yrs |
| 22/03/2021 | 07/05/2021 | 16-18 High St | Warwick | GRND | 4,228 | 20.10 | Asking | | 85,000.00 | Retail | |
| 23/10/2020 | 22/11/2020 | 64-66 Bath St | Leamington Spa | GRND | 558 | 19.71 | Asking | | 11,000.00 | Retail | 1 yr |
| 11/11/2019 | 07/12/2019 | 4-6 Victoria Ter | Leamington Spa | GRND | 1,427 | 19.66 | Effective | IRI | 28,049.39 | Retail | 10 yrs |
| 28/09/2020 | 28/10/2020 | 38 Warwick St | Leamington Spa | GRND | 1,291 | 19.36 | Asking | | 25,000.00 | Retail | |
| 26/05/2021 | 25/06/2021 | 1 Caesar Rd | Kenilworth | GRND | 1,130 | 19.25 | Asking | | 21,750.00 | Retail | 1 yr |
| 26/03/2021 | 25/04/2021 | 113-113A Warwick St | Leamington Spa | GRND | 859 | 19.21 | Asking | | 16,501.39 | Retail | |
| 01/11/2020 | 01/11/2020 | 1-2 Station Rd | Kenilworth | GRND | 808 | 18.56 | Asking | | 15,000.00 | Retail | 1 yr |
| 20/12/2019 | 19/01/2020 | 29 Portland St | Leamington Spa | LL | 437 | 18.31 | Asking | | 8,000.00 | Retail | |
| 22/03/2021 | 22/03/2021 | 12-12a Swan St | Warwick | GRND | 551 | 18.15 | Asking | | 10,000.65 | Retail | |
| 01/08/2020 | 01/08/2020 | 1 Augusta Pl | Leamington Spa | GRND | 677 | 17.73 | Achieved | | 12,000.00 | Retail | 3 yrs |
| 14/08/2019 | 13/09/2019 | 48 Brook St | Warwick | GRND | 1,053 | 17.09 | Asking | FRI | 18,000.00 | Retail | |
| 01/03/2020 | 01/03/2020 | 17 Smith St | Warwick | GRND | 583 | 16.30 | Achieved | | 9,500.00 | Retail | 3 yrs |
| 13/11/2020 | 17/02/2021 | 15 Dormer Pl | Leamington Spa | LL | 1,200 | 16.25 | Asking | | 19,500.00 | Retail | 12 yrs |
| 20/05/2020 | 22/06/2020 | 34 Parade | Leamington Spa | GRND, 1 | 4,694 | 16.12 | Effective | | 75,683.75 | Retail | 10 yrs |
| 19/05/2020 | 19/06/2020 | 6-6a High St | Leamington Spa | GRND | 1,128 | 15.96 | Achieved | | 18,000.00 | Retail | 6 yrs |
| 01/12/2020 | 01/12/2020 | 1A Clarendon Rd | Leamington Spa | GRND | 3,394 | 14.73 | Asking | | 50,000.00 | Retail | 1 yr |
| 23/02/2021 | 23/02/2021 | 40 Brook St | Warwick | GRND | 843 | 14.23 | Achieved | | 12,000.00 | Retail | |
| 01/11/2020 | 01/11/2020 | 33-39 Regent Grv | Leamington Spa | GRND | 3,170 | 14.20 | Asking | | 45,014.00 | Retail | 15 yrs |
| 01/03/2020 | 01/03/2020 | 20-24 Market Pl | Warwick | GRND | 900 | 13.33 | Achieved | | 12,000.00 | Retail | 4 yrs |
| 01/07/2020 | 01/07/2020 | 13-17 Kenilworth St | Leamington Spa | GRND | 1,955 | 11.76 | Achieved | | 23,000.00 | Retail | 6 yrs |
| 11/03/2020 | 25/03/2020 | Market | Warwick | GRND, 1 | 2,730 | 10.52 | Effective | | 28,725.31 | Retail | 15 yrs |
| 01/09/2020 | 01/09/2020 | 42 Warwick Rd | Kenilworth | GRND | 794 | 10.48 | Effective | FRI | 8,318.37 | Retail | 5 yrs |
| 02/03/2021 | 03/03/2021 | 2 Victoria Ter | Leamington Spa | BSMT | 3,010 | 9.97 | Asking | | 30,009.70 | Retail | 10 yrs |
| 31/10/2019 | 01/11/2019 | 128 Parade | Leamington Spa | GRND | 2,800 | 9.95 | Effective | | 27,859.00 | Retail | 20 yrs |
| 15/08/2019 | 15/08/2019 | 100 Warwick St | Leamington Spa | GRND, 1-2 | 3,093 | 9.68 | Effective | IRI | 29,926.85 | Retail | 10 yrs |
| 01/06/2020 | 01/06/2020 | 36 Shakespeare Ave | Warwick | GRND | 539 | 9.28 | Effective | FRI | 5,000.00 | Retail | 3 yrs |
| 14/06/2019 | 14/06/2019 | 75-77 Parade | Leamington Spa | BSMT, GRND | 2,541 | 7.87 | Effective | FRI | 19,999.01 | Retail | 2 yrs |
| 02/03/2021 | 01/04/2021 | Talisman Sq | Kenilworth | 1st | 780 | 7.69 | Asking | | 6,000.00 | Retail | 1 yr |
| 03/09/2019 | 03/09/2019 | Myton Rd | Leamington Spa | GRND | 1,439 | 0.01 | Achieved | | 20.84 | Retail | |

| Sign Date | Start Date | Address | City | Floor | Total SF Lea | Rent/SF/Yr | Rent Type | Service | Rent PA | Use | Term |
|------------|------------|------------------------|----------------|------------|--------------|------------|-----------|---------|------------|------------------|-------------|
| 04/12/2020 | 17/02/2021 | Budbrooke Rd | Warwick | GRND | 2,083 | 16.64 | Effective | | 34,668.50 | Industrial | 5 yrs |
| 09/03/2021 | 09/03/2021 | Plato Close | Warwick | GRND | 2,200 | 11.00 | Asking | | 24,200.00 | Industrial | 1 yr |
| 22/10/2020 | 22/10/2020 | Plato Close | Warwick | GRND | 2,225 | 11.00 | Asking | | 24,475.00 | Industrial | 3 yrs |
| 12/02/2021 | 12/03/2021 | Cape Industrial Estate | Warwick | GRND | 603 | 10.78 | Effective | FRI | 6,500.27 | Industrial | 5 yrs |
| 15/12/2020 | 20/02/2021 | Tachbrook Park | Warwick | GRND,1 | 1,624 | 10.44 | Effective | FRI | 16,954.05 | Industrial | 4 yrs |
| 01/10/2020 | 31/10/2020 | Neilston St | Leamington Spa | GRND | 644 | 10.00 | Asking | | 6,440.00 | Industrial | 3 yrs |
| 05/03/2021 | 05/04/2021 | 9 Cattell Rd | Warwick | GRND | 1,008 | 9.87 | Effective | FRI | 9,948.82 | Industrial | 3 yrs |
| 16/10/2019 | 15/11/2019 | Rigby Close | Warwick | GRND,MEZZ | 691 | 9.77 | Asking | FRI | 6,751.07 | Industrial | |
| 13/11/2019 | 13/12/2019 | 12 Hurlbutt Rd | Warwick | GRND | 1,042 | 9.60 | Asking | FRI | 10,003.20 | Industrial | |
| 18/03/2021 | 18/04/2021 | Budbrooke Rd | Warwick | GRND | 1,032 | 9.21 | Achieved | FRI | 9,504.72 | Industrial | 6 yrs |
| 01/06/2020 | 17/07/2020 | Bath Pl | Leamington Spa | GRND | 1,039 | 9.14 | Effective | | 9,496.30 | Industrial | 6 yrs |
| 02/01/2020 | 22/01/2020 | Neilston St | Leamington Spa | GRND | 751 | 9.03 | Effective | | 6,781.23 | Industrial | 2 yrs |
| 01/08/2020 | 28/08/2020 | Neilston St | Leamington Spa | GRND | 1,170 | 9.00 | Achieved | | 10,530.00 | Industrial | 10 yrs |
| 01/06/2020 | 18/06/2020 | Neilston St | Leamington Spa | GRND | 638 | 9.00 | Achieved | | 5,742.00 | Industrial | 3 yrs |
| 02/01/2020 | 29/01/2020 | Neilston St | Leamington Spa | GRND | 644 | 9.00 | Achieved | | 5,796.00 | Industrial | 3 yrs |
| 19/07/2019 | 19/08/2019 | Budbrooke Rd | Warwick | GRND | 1,008 | 8.98 | Effective | | 9,054.00 | Industrial | 4 yrs |
| 23/09/2020 | 23/10/2020 | 1 Harris Rd | Warwick | GRND,1 | 2,744 | 8.21 | Asking | | 22,528.24 | Light Industrial | |
| 28/01/2021 | 27/02/2021 | Cape Rd | Warwick | GRND | 2,916 | 8.06 | Asking | | 23,502.96 | Industrial | 1 yr |
| 01/06/2020 | 01/06/2020 | Spa Park | Leamington Spa | GRND,1 | 40,000 | 8.00 | Asking | | 320,000.00 | Industrial | 10 yrs |
| 23/07/2019 | 23/07/2019 | 1 Queensway | Leamington Spa | GRND,1 | 24,700 | 7.89 | Asking | | 194,883.00 | Industrial | |
| 13/10/2020 | 01/11/2020 | Cotton Dr | Kenilworth | GRND | 1,448 | 7.60 | Effective | | 11,004.80 | Industrial | 5 yrs |
| 01/06/2020 | 01/06/2020 | Ramsey Rd | Leamington Spa | GRND,1 | 8,881 | 7.50 | Asking | | 66,607.50 | Industrial | |
| 26/08/2019 | 01/11/2019 | Warwick Byp | Warwick | GRND | 25,536 | 7.50 | Asking | FRI | 191,520.00 | Industrial | 15 yrs |
| 02/11/2020 | 01/04/2021 | Harrison Way | Leamington Spa | GRND,1,MEZ | 30,324 | 6.84 | Asking | | 207,416.16 | Industrial | |
| 10/12/2020 | 10/12/2020 | 4B Berrington Rd | Leamington Spa | GRND | 10,438 | 6.71 | Asking | | 70,038.98 | Industrial | 5 yrs |
| 20/06/2019 | 20/06/2019 | Berrington Rd | Leamington Spa | GRND | 6,555 | 6.38 | Effective | FRI | 41,817.52 | Industrial | 10 yrs |
| 12/02/2021 | 12/04/2021 | Rigby Close | Warwick | GRND,1 | 2,584 | 6.19 | Asking | | 15,994.96 | Industrial | 4 yrs |
| 28/10/2019 | 13/12/2019 | Budbrooke Rd | Warwick | GRND,MEZZ | 1,697 | 6.19 | Achieved | | 10,504.43 | Industrial | 3 yrs |
| 28/07/2020 | 28/07/2020 | 20 Caswell Rd | Leamington Spa | GRND,MEZZ | 7,575 | 6.18 | Effective | | 46,813.28 | Industrial | 10 yrs |
| 12/11/2019 | 15/01/2020 | 11 Althorpe St | Leamington Spa | GRND | 2,183 | 6.18 | Achieved | FRI | 13,490.94 | Industrial | 3 yrs |
| 27/08/2020 | 27/09/2020 | Cattell Rd | Warwick | GRND,1 | 3,112 | 6.06 | Achieved | | 18,858.72 | Industrial | 5 yrs |
| 21/10/2019 | 21/10/2019 | Princes Dr | Kenilworth | GRND | 1,862 | 6.04 | Effective | FRI | 11,246.12 | Industrial | 5 yrs |
| 17/07/2020 | 15/09/2020 | 9A-9B Princes Dr | Kenilworth | GRND | 5,530 | 5.27 | Effective | FRI | 29,142.12 | Industrial | 5 yrs |
| 13/05/2020 | 15/08/2020 | Common Ln | Kenilworth | GRND | 1,640 | 4.76 | Asking | IRO | 7,806.40 | Industrial | 2 yrs 4 mos |
| 01/08/2019 | 01/08/2019 | Queensway | Leamington Spa | GRND,1 | 46,274 | 4.55 | Asking | | 210,546.70 | Industrial | 5 yrs |
| 01/03/2020 | 01/03/2020 | 23 Longfield Rd | Leamington Spa | GRND | 3,305 | 4.54 | Asking | | 15,004.70 | Industrial | |
| 12/07/2019 | 12/08/2019 | 3 Welton Rd | Warwick | GRND,1 | 15,335 | 4.53 | Asking | FRI | 69,467.55 | Industrial | 10 yrs |
| 01/02/2020 | 25/05/2020 | 21 Hurlbutt Rd | Warwick | GRND,MEZZ | 4,698 | 4.47 | Achieved | | 21,000.06 | Industrial | 3 yrs |
| 01/06/2020 | 01/07/2021 | Long Itchington Rd | Leamington Spa | GRND,1 | 49,046 | 4.25 | Asking | | 208,445.50 | Industrial | 3 yrs |
| 08/12/2020 | 08/12/2020 | Millers | Warwick | GRND | 14,037 | 2.85 | Asking | | 40,005.45 | Light Industrial | |
| 01/06/2020 | 01/07/2020 | Long Itchington Rd | Leamington Spa | GRND | 12,069 | 2.39 | Asking | | 28,844.91 | Industrial | 3 yrs |
| 04/05/2020 | 04/06/2020 | Long Itchington Rd | Leamington Spa | GRND | 11,944 | 2.39 | Asking | | 28,546.16 | Industrial | 3 yrs |
| 01/03/2020 | 01/03/2020 | Leamington Rd | Leamington Spa | GRND,MEZZ | 3,741 | 1.92 | Achieved | | 7,182.72 | Industrial | 1 yr |

Appendix 5 - BCIS costs

£/m2 study

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

Last updated: 15-Jan-2022 00:38

➤ Rebased to Warwick (99; sample 39)

Maximum age of results: Default period

| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|--|--------------------------------|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| New build | | | | | | | |
| 282. Factories | | | | | | | |
| Generally (20) | 1,109 | 255 | 624 | 911 | 1,322 | 4,217 | 96 |
| Up to 500m2 GFA (20) | 1,420 | 909 | 1,023 | 1,204 | 1,782 | 2,435 | 13 |
| 500 to 2000m2 GFA (20) | 1,176 | 255 | 688 | 1,048 | 1,315 | 4,217 | 42 |
| Over 2000m2 GFA (20) | 942 | 459 | 548 | 768 | 1,041 | 2,392 | 41 |
| 282.1 Advance factories | | | | | | | |
| Generally (15) | 964 | 455 | 787 | 933 | 1,160 | 1,575 | 22 |
| Up to 500m2 GFA (15) | 1,079 | 909 | 923 | 1,059 | 1,156 | 1,424 | 7 |
| 500 to 2000m2 GFA (15) | 1,048 | 455 | 880 | 1,103 | 1,225 | 1,575 | 9 |
| Over 2000m2 GFA (15) | 705 | 530 | 565 | 693 | 818 | 933 | 6 |
| 282.12 Advance factories/offices - mixed facilities (class B1) | | | | | | | |
| Generally (20) | 1,268 | 491 | 767 | 1,185 | 1,589 | 2,435 | 20 |
| Up to 500m2 GFA (20) | 2,163 | 1,782 | - | 2,271 | - | 2,435 | 3 |
| 500 to 2000m2 GFA (20) | 1,240 | 491 | 1,106 | 1,366 | 1,494 | 1,661 | 6 |
| Over 2000m2 GFA (20) | 1,040 | 513 | 701 | 812 | 1,264 | 2,392 | 11 |
| 282.2 Purpose built factories | | | | | | | |
| Generally (30) | 1,215 | 255 | 638 | 1,041 | 1,552 | 4,217 | 79 |
| Up to 500m2 GFA (30) | 1,416 | 758 | 982 | 1,204 | 1,905 | 2,178 | 7 |
| 500 to 2000m2 GFA (30) | 1,315 | 255 | 686 | 968 | 1,470 | 4,217 | 28 |
| Over 2000m2 GFA (30) | 1,119 | 338 | 611 | 1,047 | 1,510 | 2,222 | 44 |
| 282.22 Purpose built factories/Offices - mixed facilities (15) | 936 | 468 | 771 | 941 | 1,034 | 1,652 | 23 |
| 284. Warehouses/stores | | | | | | | |
| Generally (15) | 980 | 385 | 587 | 783 | 1,049 | 4,529 | 44 |
| Up to 500m2 GFA (15) | 1,881 | 648 | 963 | 1,340 | 2,365 | 4,529 | 7 |
| 500 to 2000m2 GFA (15) | 894 | 458 | 659 | 804 | 1,014 | 1,562 | 17 |
| Over 2000m2 GFA (15) | 738 | 385 | 555 | 629 | 864 | 1,541 | 20 |
| 284.1 Advance warehouses/stores (15) | 781 | 395 | 578 | 803 | 980 | 1,258 | 10 |
| 284.2 Purpose built warehouses/stores | | | | | | | |

| Building function (Maximum age of projects) | £/m² gross internal floor area | | | | | | Sample |
|--|--------------------------------|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| Generally (15) | 1,044 | 385 | 609 | 783 | 1,165 | 4,529 | 32 |
| Up to 500m2 GFA (15) | 2,249 | 648 | 1,340 | 1,883 | 2,846 | 4,529 | 5 |
| 500 to 2000m2 GFA (15) | 858 | 458 | 627 | 783 | 976 | 1,562 | 14 |
| Over 2000m2 GFA (15) | 782 | 385 | 574 | 679 | 929 | 1,541 | 13 |
| 284.5 Cold stores/refrigerated stores (25) | 1,239 | 905 | - | 988 | - | 1,825 | 3 |
| 320. Offices | | | | | | | |
| Generally (15) | 2,049 | 1,008 | 1,472 | 1,932 | 2,381 | 4,971 | 75 |
| Air-conditioned | | | | | | | |
| Generally (15) | 2,035 | 1,213 | 1,628 | 1,978 | 2,338 | 3,493 | 24 |
| 1-2 storey (15) | 2,023 | 1,213 | 1,755 | 1,896 | 2,026 | 3,493 | 9 |
| 3-5 storey (15) | 1,919 | 1,376 | 1,516 | 1,932 | 2,350 | 2,742 | 11 |
| 6 storey or above (20) | 2,539 | 1,745 | 2,085 | 2,251 | 2,560 | 4,517 | 9 |
| Not air-conditioned | | | | | | | |
| Generally (15) | 2,030 | 1,008 | 1,423 | 1,903 | 2,499 | 3,397 | 34 |
| 1-2 storey (15) | 2,073 | 1,175 | 1,455 | 1,903 | 2,568 | 3,247 | 16 |
| 3-5 storey (15) | 1,981 | 1,008 | 1,421 | 1,826 | 2,462 | 3,397 | 16 |
| 6 storey or above (20) | 2,407 | 1,864 | - | 2,493 | - | 2,780 | 4 |
| 342. Shopping centres (30) | 1,466 | 1,119 | - | 1,448 | - | 1,833 | 3 |
| 344. Hypermarkets, supermarkets | | | | | | | |
| Generally (30) | 1,639 | 671 | 1,138 | 1,462 | 2,215 | 2,858 | 29 |
| Up to 1000m2 (30) | 2,097 | 1,473 | - | - | - | 2,720 | 2 |
| 1000 to 7000m2 GFA (30) | 1,625 | 671 | 1,042 | 1,448 | 2,221 | 2,858 | 24 |
| 7000 to 15000m2 (30) | 1,385 | - | - | - | - | - | 1 |
| Over 15000m2 GFA (30) | 1,810 | - | - | - | - | - | 1 |
| 810. Housing, mixed developments (15) | 1,339 | 733 | 1,173 | 1,300 | 1,458 | 3,041 | 1218 |
| 810.1 Estate housing | | | | | | | |
| Generally (15) | 1,335 | 646 | 1,138 | 1,287 | 1,458 | 4,631 | 1491 |
| Single storey (15) | 1,501 | 854 | 1,277 | 1,452 | 1,670 | 4,631 | 244 |
| 2-storey (15) | 1,290 | 646 | 1,123 | 1,255 | 1,410 | 2,816 | 1150 |
| 3-storey (15) | 1,379 | 837 | 1,108 | 1,319 | 1,547 | 2,754 | 92 |
| 4-storey or above (15) | 2,816 | 1,372 | 2,247 | 2,509 | 3,773 | 4,176 | 5 |
| 810.11 Estate housing detached (15) | 1,728 | 995 | 1,305 | 1,473 | 1,740 | 4,631 | 21 |
| 810.12 Estate housing semi detached | | | | | | | |
| Generally (15) | 1,332 | 790 | 1,147 | 1,300 | 1,462 | 2,465 | 353 |
| Single storey (15) | 1,486 | 987 | 1,290 | 1,464 | 1,641 | 2,465 | 73 |
| 2-storey (15) | 1,293 | 790 | 1,140 | 1,266 | 1,415 | 2,253 | 267 |

| Building function (Maximum age of projects) | £/m ² gross internal floor area | | | | | | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest | |
| 3-storey (15) | 1,269 | 948 | 1,011 | 1,253 | 1,372 | 1,936 | 13 |
| 810.13 Estate housing terraced | | | | | | | |
| Generally (15) | 1,377 | 837 | 1,123 | 1,305 | 1,514 | 4,176 | 275 |
| Single storey (15) | 1,547 | 1,023 | 1,317 | 1,458 | 1,780 | 2,167 | 25 |
| 2-storey (15) | 1,325 | 840 | 1,121 | 1,265 | 1,456 | 2,816 | 205 |
| 3-storey (15) | 1,405 | 837 | 1,101 | 1,304 | 1,583 | 2,754 | 43 |
| 4-storey or above (10) | 3,975 | 3,773 | - | - | - | 4,176 | 2 |
| 816. Flats (apartments) | | | | | | | |
| Generally (15) | 1,575 | 778 | 1,310 | 1,500 | 1,773 | 5,428 | 851 |
| 1-2 storey (15) | 1,494 | 925 | 1,273 | 1,428 | 1,674 | 2,678 | 194 |
| 3-5 storey (15) | 1,552 | 778 | 1,303 | 1,485 | 1,759 | 3,287 | 557 |
| 6 storey or above (15) | 1,869 | 1,153 | 1,542 | 1,753 | 1,994 | 5,428 | 97 |
| 852. Hotels (15) | 2,230 | 1,232 | 1,792 | 2,144 | 2,758 | 3,211 | 16 |

Appendix 6 - Accessibility standards cost calculations

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

| Cost per dwelling (Table 45) | | | | | |
|------------------------------|---------|---------|----------|----------|----------|
| | 1B flat | 2B flat | 2B House | 3B House | 4b House |
| Cat 2 | £940 | £907 | £523 | £521 | £520 |
| Cat 3(a) | £7,607 | £7,891 | £9,754 | £10,307 | £10,568 |
| Car 3(b) | £7,764 | £8,048 | £22,238 | £22,791 | £23,052 |

| Dwelling construction costs (Tables 12 and 12b) | | | | | |
|---|-----------|-----------|-----------|---------|-----------|
| Size sqm | 50 | 67 | 72 | 96 | 117 |
| Cost per unit | £81,966 | £94,520 | £78,044 | £95,741 | £121,045 |
| Cost psm | £1,639.32 | £1,410.75 | £1,083.94 | £997.30 | £1,034.57 |

| Standards as % of construction costs | | | | | |
|--------------------------------------|---------|---------|----------|----------|----------|
| | 1B flat | 2B flat | 2B House | 3B House | 4b House |
| Cat 2 | 1.15% | 0.96% | 0.67% | 0.54% | 0.43% |
| Cat 3(a) | 9.28% | 8.35% | 12.50% | 10.77% | 8.73% |
| Cat 3(b) | 9.47% | 8.51% | 28.49% | 23.80% | 19.04% |

| Cost uplifts applied in study | | |
|-------------------------------|-------|--------|
| | Flats | Houses |
| Cat 2 | 1.15% | 0.54% |
| Cat 3(a) | 9.28% | 10.77% |
| Cat 3(b) | 9.47% | 23.80% |

Appendix 7 - Base appraisal results

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|--------------------------|-------------|-------------|---------------------|-------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 375,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 3,125,000 | 571,148 | 492,778 | 427,468 | 297,603 | - 33,994 |
| 5 | Large housing scheme | 125 | 5,125,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 187,500 | - 117,551 | - 126,596 | - 134,710 | - 149,733 | - 187,663 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 378,343 | - 407,420 | - 429,943 | - 471,638 | - 605,819 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,934,154 | - 1,996,920 | - 2,050,882 | - 2,160,033 | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 3,299,453 | - 3,408,605 | - 3,498,467 | - 3,674,072 | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 12,499,906 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | - 112,244 | - 160,816 | - 205,822 | - 298,400 | - 502,122 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 225,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 615,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 1,875,000 | 571,148 | 492,778 | 427,468 | 297,603 | - 33,994 |
| 5 | Large housing scheme | 125 | 3,075,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 112,500 | - 117,551 | - 126,596 | - 134,710 | - 149,733 | - 187,663 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 378,343 | - 407,420 | - 429,943 | - 471,638 | - 605,819 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,934,154 | - 1,996,920 | - 2,050,882 | - 2,160,033 | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 600,000 | - 3,299,453 | - 3,408,605 | - 3,498,467 | - 3,674,072 | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 7,499,943 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | - 112,244 | - 160,816 | - 205,822 | - 298,400 | - 502,122 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 111,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 303,400 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 925,000 | 571,148 | 492,778 | 427,468 | 297,603 | - 33,994 |
| 5 | Large housing scheme | 125 | 1,517,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 55,500 | - 117,551 | - 126,596 | - 134,710 | - 149,733 | - 187,663 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 378,343 | - 407,420 | - 429,943 | - 471,638 | - 605,819 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,934,154 | - 1,996,920 | - 2,050,882 | - 2,160,033 | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 296,000 | - 3,299,453 | - 3,408,605 | - 3,498,467 | - 3,674,072 | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 3,699,972 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | - 112,244 | - 160,816 | - 205,822 | - 298,400 | - 502,122 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 185,958 | 182,384 | 179,717 | 174,779 | 159,787 |
| 2 | Small housing scheme | 9 | 75,000 | 487,832 | 478,245 | 470,242 | 455,429 | 415,212 |
| 3 | Medium housing scheme | 25 | 205,000 | 361,614 | 334,667 | 312,441 | 271,293 | 157,772 |
| 4 | Large housing scheme | 75 | 625,000 | 571,148 | 492,778 | 427,468 | 297,603 | - 33,994 |
| 5 | Large housing scheme | 125 | 1,025,000 | 1,648,899 | 1,521,566 | 1,412,443 | 1,201,444 | 664,826 |
| 6 | Small flatted scheme | 9 | 37,500 | - 117,551 | - 126,596 | - 134,710 | - 149,733 | - 187,663 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 378,343 | - 407,420 | - 429,943 | - 471,638 | - 605,819 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,934,154 | - 1,996,920 | - 2,050,882 | - 2,160,033 | - 2,423,607 |
| 9 | Large flatted scheme | 100 | 200,000 | - 3,299,453 | - 3,408,605 | - 3,498,467 | - 3,674,072 | - 4,132,470 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 2,393,227 | 2,192,330 | 2,020,744 | 1,694,262 | 847,459 |
| 22 | Large housing scheme | 300 | 2,499,981 | 3,609,489 | 3,313,691 | 3,060,328 | 2,582,590 | 1,323,055 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | - 112,244 | - 160,816 | - 205,822 | - 298,400 | - 502,122 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 375,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 187,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 12,499,906 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 225,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 615,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 112,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 7,499,943 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 111,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 303,400 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 925,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 55,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 3,699,972 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 218,263 | 214,689 | 212,023 | 207,085 | 192,092 |
| 2 | Small housing scheme | 9 | 75,000 | 574,493 | 564,906 | 556,904 | 542,090 | 501,873 |
| 3 | Medium housing scheme | 25 | 205,000 | 531,007 | 504,060 | 481,834 | 440,686 | 327,165 |
| 4 | Large housing scheme | 75 | 625,000 | 1,043,353 | 964,983 | 899,673 | 769,808 | 439,534 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,449,681 | 2,322,347 | 2,213,224 | 2,002,225 | 1,465,608 |
| 6 | Small flatted scheme | 9 | 37,500 | - 61,062 - | - 70,106 - | - 78,221 - | - 93,244 - | - 131,173 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 257,221 - | - 286,298 - | - 308,820 - | - 350,515 - | - 484,696 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,645,675 - | - 1,708,441 - | - 1,762,403 - | - 1,871,554 - | - 2,135,128 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,797,116 - | - 2,906,267 - | - 2,996,129 - | - 3,171,733 - | - 3,630,133 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,639,665 | 3,441,570 | 3,272,379 | 2,948,596 | 2,101,793 |
| 22 | Large housing scheme | 300 | 2,499,981 | 5,461,548 | 5,165,750 | 4,912,387 | 4,434,649 | 3,187,584 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 192,426 | 144,534 | 100,156 | 8,869 | - 194,726 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 375,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 187,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 225,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 615,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 112,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 111,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 303,400 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 925,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 55,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 250,569 | 246,995 | 244,328 | 239,390 | 224,398 |
| 2 | Small housing scheme | 9 | 75,000 | 661,154 | 651,567 | 643,565 | 628,752 | 588,534 |
| 3 | Medium housing scheme | 25 | 205,000 | 700,400 | 673,453 | 651,227 | 610,079 | 496,557 |
| 4 | Large housing scheme | 75 | 625,000 | 1,515,557 | 1,437,187 | 1,371,877 | 1,242,012 | 911,738 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,243,892 | 3,118,336 | 3,010,735 | 2,802,681 | 2,266,390 |
| 6 | Small flatted scheme | 9 | 37,500 | - 4,572 - | - 13,617 - | - 21,731 - | - 36,753 - | - 74,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 136,098 - | - 165,176 - | - 187,697 - | - 229,392 - | - 363,574 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,357,196 - | - 1,419,962 - | - 1,473,924 - | - 1,583,075 - | - 1,846,649 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,294,777 - | - 2,403,929 - | - 2,493,791 - | - 2,669,395 - | - 3,127,794 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,878,459 | 4,680,364 | 4,511,173 | 4,189,248 | 3,354,261 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,299,101 | 7,007,429 | 6,757,602 | 6,286,530 | 5,039,642 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 495,532 | 447,640 | 403,261 | 311,975 | 111,095 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D
£13k per unit Section 106 contribution £3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 375,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 187,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 250,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 12,499,906 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 225,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 615,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 112,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 150,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 7,499,943 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 111,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 303,400 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 925,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 55,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 74,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 3,699,972 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 260,959 | 257,385 | 254,717 | 249,780 | 234,788 |
| 2 | Small housing scheme | 9 | 75,000 | 689,025 | 679,437 | 671,436 | 656,623 | 616,404 |
| 3 | Medium housing scheme | 25 | 205,000 | 770,649 | 743,702 | 721,475 | 680,327 | 566,807 |
| 4 | Large housing scheme | 75 | 625,000 | 1,691,326 | 1,612,956 | 1,547,646 | 1,417,781 | 1,087,507 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,560,243 | 3,434,687 | 3,327,086 | 3,119,031 | 2,585,534 |
| 6 | Small flatted scheme | 9 | 37,500 | 3,361 - | 5,636 - | 13,751 - | 28,774 - | 66,703 |
| 7 | Medium flatted scheme | 25 | 50,000 | 99,471 - | 128,548 - | 151,070 - | 192,765 - | 326,946 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,273,529 - | 1,336,294 - | 1,390,257 - | 1,499,408 - | 1,762,981 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,151,088 - | 2,260,240 - | 2,350,101 - | 2,525,706 - | 2,984,105 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,357,583 | 5,159,489 | 4,990,297 | 4,668,372 | 3,833,385 |
| 22 | Large housing scheme | 300 | 2,499,981 | 7,995,118 | 7,703,448 | 7,453,620 | 6,982,549 | 5,741,710 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 538,169 | 490,276 | 445,898 | 354,611 | 153,732 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 375,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 187,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 250,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 625,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 225,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 615,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 112,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 150,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 375,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 111,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 303,400 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 925,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 55,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 74,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 185,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 293,264 | 289,690 | 287,023 | 282,086 | 267,093 |
| 2 | Small housing scheme | 9 | 75,000 | 775,686 | 766,098 | 758,097 | 743,284 | 703,066 |
| 3 | Medium housing scheme | 25 | 205,000 | 940,042 | 913,094 | 890,868 | 849,720 | 736,200 |
| 4 | Large housing scheme | 75 | 625,000 | 2,163,530 | 2,085,160 | 2,019,850 | 1,889,985 | 1,559,711 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,351,511 | 4,225,955 | 4,118,354 | 3,910,299 | 3,381,170 |
| 6 | Small flatted scheme | 9 | 37,500 | 59,063 | 50,144 | 42,143 | 27,330 | 10,214 |
| 7 | Medium flatted scheme | 25 | 50,000 | 21,350 | 7,425 | 29,947 | 71,642 | 205,824 |
| 8 | Large flatted scheme | 60 | 125,000 | 985,049 | 1,047,815 | 1,101,778 | 1,210,929 | 1,474,502 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,648,749 | 1,757,901 | 1,847,763 | 2,023,367 | 2,481,766 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,596,377 | 6,398,283 | 6,229,091 | 5,907,165 | 5,072,179 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,813,160 | 9,525,246 | 9,278,904 | 8,812,511 | 7,582,847 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 841,274 | 793,382 | 749,004 | 657,717 | 456,838 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 375,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 187,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 250,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 625,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 625,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 225,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 112,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 150,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 375,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 375,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 111,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 925,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 55,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 74,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 185,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 185,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 325,570 | 321,996 | 319,328 | 314,391 | 299,398 |
| 2 | Small housing scheme | 9 | 75,000 | 862,347 | 852,760 | 844,758 | 829,945 | 789,727 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,109,435 | 1,082,487 | 1,060,261 | 1,019,113 | 905,593 |
| 4 | Large housing scheme | 75 | 625,000 | 2,635,734 | 2,557,364 | 2,492,054 | 2,362,189 | 2,031,916 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,142,779 | 5,017,223 | 4,909,622 | 4,701,567 | 4,172,438 |
| 6 | Small flatted scheme | 9 | 37,500 | 114,764 | 105,845 | 97,844 | 83,031 | 45,631 |
| 7 | Medium flatted scheme | 25 | 50,000 | 140,782 | 112,110 | 89,903 | 48,789 | 84,701 |
| 8 | Large flatted scheme | 60 | 125,000 | 696,570 | 759,336 | 813,299 | 922,450 | 1,186,023 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,146,410 | 1,255,562 | 1,345,425 | 1,521,029 | 1,979,427 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,436,871 | 2,418,694 | 2,418,694 | 2,418,694 | 2,269,233 |
| 14 | Medium retail scheme | - | 125,000 | 6,954,041 | 6,900,109 | 6,900,109 | 6,900,109 | 6,458,410 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,825,495 | 7,630,165 | 7,463,334 | 7,145,900 | 6,310,973 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,623,772 | 11,335,856 | 11,089,515 | 10,625,016 | 9,411,207 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,144,380 | 1,096,487 | 1,052,109 | 960,822 | 759,943 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 375,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 187,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 250,000 | 176,731 | 147,929 | 125,721 | 84,608 | - 48,376 |
| 8 | Large flatted scheme | 60 | 625,000 | - 569,027 | - 631,793 | - 685,754 | - 794,906 | - 1,058,480 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 925,888 | - 1,035,040 | - 1,124,902 | - 1,300,506 | - 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 12,499,906 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 225,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 112,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 150,000 | 176,731 | 147,929 | 125,721 | 84,608 | - 48,376 |
| 8 | Large flatted scheme | 60 | 375,000 | - 569,027 | - 631,793 | - 685,754 | - 794,906 | - 1,058,480 |
| 9 | Large flatted scheme | 100 | 600,000 | - 925,888 | - 1,035,040 | - 1,124,902 | - 1,300,506 | - 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 7,499,943 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 111,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 925,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 55,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 74,000 | 176,731 | 147,929 | 125,721 | 84,608 | - 48,376 |
| 8 | Large flatted scheme | 60 | 185,000 | - 569,027 | - 631,793 | - 685,754 | - 794,906 | - 1,058,480 |
| 9 | Large flatted scheme | 100 | 296,000 | - 925,888 | - 1,035,040 | - 1,124,902 | - 1,300,506 | - 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 3,699,972 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 340,654 | 337,080 | 334,414 | 329,476 | 314,483 |
| 2 | Small housing scheme | 9 | 75,000 | 902,813 | 893,225 | 885,223 | 870,410 | 830,192 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,200,924 | 1,173,976 | 1,151,750 | 1,110,602 | 997,081 |
| 4 | Large housing scheme | 75 | 625,000 | 2,874,664 | 2,796,638 | 2,731,329 | 2,601,464 | 2,271,190 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,560,872 | 5,435,316 | 5,327,715 | 5,119,660 | 4,590,531 |
| 6 | Small flatted scheme | 9 | 37,500 | 132,880 | 123,962 | 115,960 | 101,147 | 63,747 |
| 7 | Medium flatted scheme | 25 | 50,000 | 176,731 | 147,929 | 125,721 | 84,608 | - 48,376 |
| 8 | Large flatted scheme | 60 | 125,000 | - 569,027 | - 631,793 | - 685,754 | - 794,906 | - 1,058,480 |
| 9 | Large flatted scheme | 100 | 200,000 | - 925,888 | - 1,035,040 | - 1,124,902 | - 1,300,506 | - 1,758,905 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 8,462,120 | 8,266,791 | 8,099,960 | 7,782,526 | 6,952,841 |
| 22 | Large housing scheme | 300 | 2,499,981 | 12,553,141 | 12,267,881 | 12,021,539 | 11,557,040 | 10,343,232 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,242,817 | 1,194,924 | 1,150,546 | 1,059,260 | 858,380 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 375,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 187,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 250,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 625,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 225,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 112,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 150,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 375,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 600,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 111,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 925,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 55,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 74,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 185,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 296,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,960 | 369,386 | 366,719 | 361,781 | 346,789 |
| 2 | Small housing scheme | 9 | 75,000 | 989,474 | 979,886 | 971,884 | 957,071 | 916,853 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,370,317 | 1,343,369 | 1,321,143 | 1,279,995 | 1,166,473 |
| 4 | Large housing scheme | 75 | 625,000 | 3,341,708 | 3,264,432 | 3,200,033 | 3,071,980 | 2,743,394 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,349,683 | 6,225,671 | 6,118,983 | 5,910,928 | 5,381,799 |
| 6 | Small flatted scheme | 9 | 37,500 | 188,582 | 179,663 | 171,662 | 156,849 | 119,449 |
| 7 | Medium flatted scheme | 25 | 50,000 | 296,163 | 267,361 | 245,153 | 204,040 | 71,730 |
| 8 | Large flatted scheme | 60 | 125,000 | - 280,548 - | - 343,313 - | - 397,275 - | - 506,426 - | - 770,001 |
| 9 | Large flatted scheme | 100 | 200,000 | - 423,549 - | - 532,701 - | - 622,563 - | - 798,168 - | - 1,256,566 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 | - 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 | - 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,687,342 | 9,492,012 | 9,325,181 | 9,007,747 | 8,184,412 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,347,106 | 14,062,581 | 13,819,676 | 13,361,659 | 12,153,842 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,545,922 | 1,498,030 | 1,453,652 | 1,362,365 | 1,161,486 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: I
£4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 125,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 375,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 187,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 250,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 625,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 312,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 625,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 1,250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 312,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 312,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 1,250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 75,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 225,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 112,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 150,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 375,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 600,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 187,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 375,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 750,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 187,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 187,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 750,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 37,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 111,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 925,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 55,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 74,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 185,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 296,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 92,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 185,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 370,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 92,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 92,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 370,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | With DPD policies |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|----------------------|
| 1 | Very small housing scheme | 3 | 25,000 | 405,266 | 401,692 | 399,025 | 394,087 | 379,095 |
| 2 | Small housing scheme | 9 | 75,000 | 1,076,135 | 1,066,547 | 1,058,545 | 1,043,732 | 1,003,514 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,539,710 | 1,512,762 | 1,490,535 | 1,449,388 | 1,335,866 |
| 4 | Large housing scheme | 75 | 625,000 | 3,808,752 | 3,731,475 | 3,667,077 | 3,539,025 | 3,213,359 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,133,664 | 7,009,652 | 6,903,552 | 6,698,400 | 6,173,067 |
| 6 | Small flatted scheme | 9 | 37,500 | 244,283 | 235,365 | 227,363 | 212,550 | 175,150 |
| 7 | Medium flatted scheme | 25 | 50,000 | 415,596 | 386,793 | 364,585 | 323,472 | 191,163 |
| 8 | Large flatted scheme | 60 | 125,000 | 7,820 - | 54,834 - | 108,797 - | 217,947 - | 481,522 |
| 9 | Large flatted scheme | 100 | 200,000 | 77,690 - | 30,363 - | 120,225 - | 295,829 - | 754,228 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 839,762 | 800,149 | 800,149 | 800,149 | 473,322 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,051,918 | 999,508 | 999,508 | 999,508 | 567,105 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,478,148 | 1,400,141 | 1,400,141 | 1,400,141 | 756,537 |
| 13 | Small retail scheme | - | 62,500 | 2,326,293 | 2,307,311 | 2,307,311 | 2,307,311 | 2,157,850 |
| 14 | Medium retail scheme | - | 125,000 | 6,645,573 | 6,589,397 | 6,589,397 | 6,589,397 | 6,147,698 |
| 15 | Large retail scheme | - | 250,000 | 4,907,789 | 4,862,645 | 4,862,645 | 4,862,645 | 4,515,967 |
| 16 | Employment - B1 scheme | - | 62,500 | 350,051 | 310,357 | 310,357 | 310,357 - | 17,115 |
| 17 | Employment - B1 scheme | - | 62,500 | 630,091 | 558,643 | 558,643 | 558,643 - | 30,807 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,110,473 | 2,074,832 | 2,074,832 | 2,074,832 | 1,783,444 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,579,467 | 2,535,906 | 2,535,906 | 2,535,906 | 2,179,765 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,374,473 | 2,314,642 | 2,314,642 | 2,314,642 | 1,823,836 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,903,598 | 10,710,738 | 10,546,235 | 10,232,970 | 9,409,633 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,141,069 | 15,856,545 | 15,613,640 | 15,155,623 | 13,956,145 |
| 23 | Student housing scheme | 500 | 250,000 | 5,020,563 | 4,795,887 | 4,352,846 | 3,523,530 | 2,583,738 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,849,028 | 1,801,135 | 1,756,757 | 1,665,470 | 1,464,591 |

Appendix 8 - Sensitivity analysis – growth

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 375,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 187,500 | 71,448 | 61,456 | 53,455 | 38,642 | - 3,308 |
| 7 | Medium flatted scheme | 25 | 250,000 | 224,359 | 192,238 | 170,030 | 128,917 | - 19,595 |
| 8 | Large flatted scheme | 60 | 625,000 | - 952,094 | - 1,022,417 | - 1,076,379 | - 1,185,530 | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 1,587,535 | - 1,709,829 | - 1,799,691 | - 1,975,295 | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 225,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 112,500 | 71,448 | 61,456 | 53,455 | 38,642 | - 3,308 |
| 7 | Medium flatted scheme | 25 | 150,000 | 224,359 | 192,238 | 170,030 | 128,917 | - 19,595 |
| 8 | Large flatted scheme | 60 | 375,000 | - 952,094 | - 1,022,417 | - 1,076,379 | - 1,185,530 | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 600,000 | - 1,587,535 | - 1,709,829 | - 1,799,691 | - 1,975,295 | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 111,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 925,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 55,500 | 71,448 | 61,456 | 53,455 | 38,642 | - 3,308 |
| 7 | Medium flatted scheme | 25 | 74,000 | 224,359 | 192,238 | 170,030 | 128,917 | - 19,595 |
| 8 | Large flatted scheme | 60 | 185,000 | - 952,094 | - 1,022,417 | - 1,076,379 | - 1,185,530 | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 296,000 | - 1,587,535 | - 1,709,829 | - 1,799,691 | - 1,975,295 | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 321,314 | 317,310 | 314,643 | 309,705 | 292,908 |
| 2 | Small housing scheme | 9 | 75,000 | 850,932 | 840,190 | 832,188 | 817,375 | 772,315 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,099,506 | 1,069,313 | 1,047,087 | 1,005,940 | 878,751 |
| 4 | Large housing scheme | 75 | 625,000 | 2,595,261 | 2,507,455 | 2,442,146 | 2,312,281 | 1,942,243 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,111,465 | 4,970,792 | 4,863,192 | 4,655,137 | 4,062,302 |
| 6 | Small flatted scheme | 9 | 37,500 | 71,448 | 61,456 | 53,455 | 38,642 | - 3,308 |
| 7 | Medium flatted scheme | 25 | 50,000 | 224,359 | 192,238 | 170,030 | 128,917 | - 19,595 |
| 8 | Large flatted scheme | 60 | 125,000 | - 952,094 | - 1,022,417 | - 1,076,379 | - 1,185,530 | - 1,480,837 |
| 9 | Large flatted scheme | 100 | 200,000 | - 1,587,535 | - 1,709,829 | - 1,799,691 | - 1,975,295 | - 2,488,884 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,781,423 | 7,562,576 | 7,395,745 | 7,074,527 | 6,139,009 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,576,911 | 11,254,332 | 11,007,991 | 10,543,491 | 9,180,286 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 919,374 | 865,715 | 821,337 | 730,051 | 504,987 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 375,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 187,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 250,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 625,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 12,499,906 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 225,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 112,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 150,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 375,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 600,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 7,499,943 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 111,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 925,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 55,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 74,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 185,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 296,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 3,699,972 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 362,152 | 358,147 | 355,481 | 350,543 | 333,745 |
| 2 | Small housing scheme | 9 | 75,000 | 960,480 | 949,738 | 941,737 | 926,923 | 881,863 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,313,635 | 1,283,443 | 1,261,217 | 1,220,069 | 1,092,880 |
| 4 | Large housing scheme | 75 | 625,000 | 3,188,876 | 3,102,296 | 3,037,897 | 2,909,193 | 2,539,155 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,111,006 | 5,971,032 | 5,863,432 | 5,655,377 | 5,062,542 |
| 6 | Small flatted scheme | 9 | 37,500 | 141,861 | 131,869 | 123,867 | 109,054 | 67,151 |
| 7 | Medium flatted scheme | 25 | 50,000 | 375,332 | 343,213 | 321,005 | 279,892 | 131,652 |
| 8 | Large flatted scheme | 60 | 125,000 | - 587,428 - | - 657,751 - | - 711,713 - | - 820,864 - | - 1,116,172 |
| 9 | Large flatted scheme | 100 | 200,000 | - 952,531 - | - 1,074,823 - | - 1,164,686 - | - 1,340,291 - | - 1,853,878 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,330,223 | 9,111,376 | 8,944,546 | 8,627,112 | 7,704,648 |
| 22 | Large housing scheme | 300 | 2,499,981 | 13,848,260 | 13,529,481 | 13,286,576 | 12,828,559 | 11,472,333 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,302,529 | 1,248,870 | 1,204,492 | 1,113,205 | 888,141 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 375,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 187,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 250,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 625,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 225,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 112,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 150,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 375,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 600,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 111,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 925,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 55,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 74,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 185,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 296,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 402,989 | 398,986 | 396,318 | 391,380 | 374,583 |
| 2 | Small housing scheme | 9 | 75,000 | 1,070,027 | 1,059,286 | 1,051,284 | 1,036,472 | 991,411 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,527,764 | 1,497,572 | 1,475,346 | 1,434,198 | 1,307,010 |
| 4 | Large housing scheme | 75 | 625,000 | 3,779,266 | 3,692,686 | 3,628,286 | 3,500,234 | 3,135,360 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,102,035 | 6,963,091 | 6,856,992 | 6,651,841 | 6,062,782 |
| 6 | Small flatted scheme | 9 | 37,500 | 212,273 | 202,281 | 194,279 | 179,466 | 137,563 |
| 7 | Medium flatted scheme | 25 | 50,000 | 526,306 | 494,186 | 471,979 | 430,865 | 282,627 |
| 8 | Large flatted scheme | 60 | 125,000 | - 222,763 - | - 293,085 - | - 347,047 - | - 456,198 - | - 751,506 |
| 9 | Large flatted scheme | 100 | 200,000 | - 317,526 - | - 439,819 - | - 529,681 - | - 705,285 - | - 1,218,874 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 10,870,200 | 10,654,120 | 10,489,617 | 10,175,911 | 9,253,449 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,116,006 | 15,797,226 | 15,554,322 | 15,096,305 | 13,752,413 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,685,684 | 1,632,025 | 1,587,647 | 1,496,360 | 1,271,296 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: D
£3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 375,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 187,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 250,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 625,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 12,499,906 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 225,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 112,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 150,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 375,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 600,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 7,499,943 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 111,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 925,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 55,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 74,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 185,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 296,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 3,699,972 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 421,911 | 417,907 | 415,240 | 410,302 | 393,504 |
| 2 | Small housing scheme | 9 | 75,000 | 1,120,785 | 1,110,044 | 1,102,042 | 1,087,228 | 1,042,169 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,642,750 | 1,612,558 | 1,590,331 | 1,549,183 | 1,421,994 |
| 4 | Large housing scheme | 75 | 625,000 | 4,077,356 | 3,990,776 | 3,926,377 | 3,798,325 | 3,433,450 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,624,774 | 7,485,831 | 7,379,732 | 7,174,580 | 6,588,106 |
| 6 | Small flatted scheme | 9 | 37,500 | 234,853 | 224,861 | 216,860 | 202,046 | 160,143 |
| 7 | Medium flatted scheme | 25 | 50,000 | 593,965 | 561,845 | 539,637 | 498,524 | 350,286 |
| 8 | Large flatted scheme | 60 | 125,000 | - 62,909 - | - 133,231 - | - 187,194 - | - 296,344 - | - 591,652 |
| 9 | Large flatted scheme | 100 | 200,000 | - 41,170 - | - 163,464 - | - 253,325 - | - 428,930 - | - 942,519 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 11,665,975 | 11,449,895 | 11,285,392 | 10,972,388 | 10,053,179 |
| 22 | Large housing scheme | 300 | 2,499,981 | 17,279,131 | 16,962,452 | 16,719,548 | 16,261,530 | 14,917,639 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,808,371 | 1,754,712 | 1,710,333 | 1,619,047 | 1,393,983 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 375,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 5,125,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 187,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 250,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 625,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 12,499,906 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 225,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 3,075,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 112,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 150,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 375,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 600,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 7,499,943 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 111,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 925,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 1,517,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 55,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 74,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 185,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 296,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 3,699,972 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 462,748 | 458,744 | 456,077 | 451,139 | 434,342 |
| 2 | Small housing scheme | 9 | 75,000 | 1,230,333 | 1,219,592 | 1,211,590 | 1,196,777 | 1,151,717 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,856,879 | 1,826,686 | 1,804,460 | 1,763,312 | 1,636,124 |
| 4 | Large housing scheme | 75 | 625,000 | 4,667,746 | 4,581,165 | 4,516,767 | 4,388,714 | 4,023,839 |
| 5 | Large housing scheme | 125 | 1,025,000 | 8,615,803 | 8,476,860 | 8,370,760 | 8,165,608 | 7,580,075 |
| 6 | Small flatted scheme | 9 | 37,500 | 305,264 | 295,272 | 287,271 | 272,458 | 230,554 |
| 7 | Medium flatted scheme | 25 | 50,000 | 744,939 | 712,819 | 690,611 | 649,498 | 501,259 |
| 8 | Large flatted scheme | 60 | 125,000 | 297,547 | 228,205 | 174,996 | 67,368 - | 226,987 |
| 9 | Large flatted scheme | 100 | 200,000 | 585,549 | 464,962 | 376,354 | 203,200 - | 307,513 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 13,200,368 | 12,984,288 | 12,819,786 | 12,506,781 | 11,595,999 |
| 22 | Large housing scheme | 300 | 2,499,981 | 19,529,205 | 19,213,819 | 18,974,305 | 18,522,678 | 17,185,385 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,191,525 | 2,137,866 | 2,093,488 | 2,002,202 | 1,777,138 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 375,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 3,125,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 5,125,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 187,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 250,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 625,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 625,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 12,499,906 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 225,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 1,875,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 3,075,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 112,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 150,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 375,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 375,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 7,499,943 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 111,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 925,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 1,517,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 55,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 74,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 185,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 185,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 3,699,972 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 503,586 | 499,582 | 496,914 | 491,977 | 475,179 |
| 2 | Small housing scheme | 9 | 75,000 | 1,339,881 | 1,329,140 | 1,321,138 | 1,306,325 | 1,261,265 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,071,007 | 2,040,815 | 2,018,590 | 1,977,442 | 1,850,253 |
| 4 | Large housing scheme | 75 | 625,000 | 5,258,135 | 5,171,554 | 5,107,156 | 4,979,104 | 4,614,230 |
| 5 | Large housing scheme | 125 | 1,025,000 | 9,606,832 | 9,467,889 | 9,361,789 | 9,156,637 | 8,571,104 |
| 6 | Small flatted scheme | 9 | 37,500 | 375,677 | 365,685 | 357,684 | 342,871 | 300,967 |
| 7 | Medium flatted scheme | 25 | 50,000 | 895,913 | 863,793 | 841,586 | 800,472 | 652,233 |
| 8 | Large flatted scheme | 60 | 125,000 | 657,123 | 587,783 | 534,573 | 426,945 | 135,758 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,211,693 | 1,091,106 | 1,002,498 | 829,344 | 322,922 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,598,791 | 3,578,449 | 3,578,449 | 3,578,449 | 3,410,992 |
| 14 | Medium retail scheme | - | 125,000 | 10,323,273 | 10,262,941 | 10,262,941 | 10,262,941 | 9,768,065 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 14,732,366 | 14,518,681 | 14,354,178 | 14,041,174 | 13,130,393 |
| 22 | Large housing scheme | 300 | 2,499,981 | 21,779,281 | 21,463,895 | 21,224,379 | 20,772,753 | 19,443,235 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,574,681 | 2,521,021 | 2,476,643 | 2,385,357 | 2,160,292 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 375,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 3,125,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 5,125,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 187,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 250,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 625,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 12,499,906 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 225,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 1,875,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 3,075,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 112,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 150,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 375,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 7,499,943 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 111,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 925,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 1,517,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 55,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 74,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 185,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 3,699,972 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|------------|------------|---------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 527,203 | 523,198 | 520,530 | 515,593 | 498,795 |
| 2 | Small housing scheme | 9 | 75,000 | 1,403,234 | 1,392,492 | 1,384,491 | 1,369,677 | 1,324,617 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,207,232 | 2,177,041 | 2,154,815 | 2,113,667 | 1,986,478 |
| 4 | Large housing scheme | 75 | 625,000 | 5,618,844 | 5,532,264 | 5,467,866 | 5,339,814 | 4,974,939 |
| 5 | Large housing scheme | 125 | 1,025,000 | 10,229,893 | 10,090,949 | 9,984,851 | 9,779,699 | 9,194,165 |
| 6 | Small flatted scheme | 9 | 37,500 | 408,504 | 398,512 | 390,511 | 375,698 | 333,794 |
| 7 | Medium flatted scheme | 25 | 50,000 | 963,404 | 931,153 | 908,945 | 867,832 | 719,593 |
| 8 | Large flatted scheme | 60 | 125,000 | 858,011 | 788,671 | 735,461 | 627,833 | 336,646 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,559,955 | 1,439,368 | 1,350,760 | 1,177,605 | 671,183 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 15,682,777 | 15,469,140 | 15,306,932 | 14,995,184 | 14,084,402 |
| 22 | Large housing scheme | 300 | 2,499,981 | 23,175,117 | 22,859,731 | 22,620,215 | 22,168,589 | 20,839,071 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,753,167 | 2,699,508 | 2,655,130 | 2,563,843 | 2,338,779 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 375,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 3,125,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 5,125,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 187,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 250,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 12,499,906 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 225,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 1,875,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 3,075,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 112,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 150,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 7,499,943 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 111,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 925,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 1,517,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 55,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 74,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 3,699,972 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 568,040 | 564,035 | 561,368 | 556,430 | 539,633 |
| 2 | Small housing scheme | 9 | 75,000 | 1,512,782 | 1,502,040 | 1,494,039 | 1,479,226 | 1,434,165 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,421,362 | 2,391,170 | 2,368,944 | 2,327,796 | 2,200,607 |
| 4 | Large housing scheme | 75 | 625,000 | 6,209,235 | 6,122,654 | 6,058,255 | 5,930,203 | 5,565,328 |
| 5 | Large housing scheme | 125 | 1,025,000 | 11,220,922 | 11,081,979 | 10,975,879 | 10,770,727 | 10,185,194 |
| 6 | Small flatted scheme | 9 | 37,500 | 478,916 | 468,925 | 460,922 | 446,109 | 404,207 |
| 7 | Medium flatted scheme | 25 | 50,000 | 1,114,378 | 1,082,128 | 1,059,920 | 1,018,807 | 870,567 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,217,589 | 1,148,248 | 1,095,038 | 987,411 | 696,224 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,186,098 | 2,065,511 | 1,976,903 | 1,803,750 | 1,297,327 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 17,205,474 | 16,991,836 | 16,829,629 | 16,520,992 | 15,618,794 |
| 22 | Large housing scheme | 300 | 2,499,981 | 25,418,864 | 25,106,473 | 24,870,290 | 24,418,664 | 23,089,145 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 3,136,322 | 3,082,663 | 3,038,285 | 2,946,998 | 2,721,934 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: I
£4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 375,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 3,125,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 5,125,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 187,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 250,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 312,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 625,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 1,250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 312,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 312,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 8,333,318 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 12,499,906 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 1,250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 625,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 225,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 615,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 1,875,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 3,075,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 112,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 150,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 187,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 375,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 750,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 187,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 187,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 750,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 750,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 4,999,991 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 7,499,943 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 750,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 375,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 111,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 303,400 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 925,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 1,517,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 55,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 74,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 92,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 185,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 370,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 92,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 92,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 370,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 370,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 2,466,662 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 3,699,972 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 370,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 185,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 608,877 | 604,873 | 602,206 | 597,269 | 580,470 |
| 2 | Small housing scheme | 9 | 75,000 | 1,622,331 | 1,611,588 | 1,603,587 | 1,588,774 | 1,543,714 |
| 3 | Medium housing scheme | 25 | 205,000 | 2,635,491 | 2,605,299 | 2,583,072 | 2,541,925 | 2,414,737 |
| 4 | Large housing scheme | 75 | 625,000 | 6,799,624 | 6,713,043 | 6,648,645 | 6,520,593 | 6,155,717 |
| 5 | Large housing scheme | 125 | 1,025,000 | 12,211,951 | 12,073,008 | 11,966,908 | 11,761,756 | 11,176,223 |
| 6 | Small flatted scheme | 9 | 37,500 | 549,328 | 539,336 | 531,335 | 516,522 | 474,618 |
| 7 | Medium flatted scheme | 25 | 50,000 | 1,265,352 | 1,233,101 | 1,210,894 | 1,169,780 | 1,021,542 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,577,167 | 1,507,825 | 1,454,616 | 1,346,988 | 1,055,801 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,811,460 | 2,691,656 | 2,603,048 | 2,429,894 | 1,923,472 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 2,047,610 | 2,003,261 | 2,003,261 | 2,003,261 | 1,637,085 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 2,632,458 | 2,573,785 | 2,573,785 | 2,573,785 | 2,089,322 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 3,804,789 | 3,717,457 | 3,717,457 | 3,717,457 | 2,996,365 |
| 13 | Small retail scheme | - | 62,500 | 3,488,213 | 3,467,065 | 3,467,065 | 3,467,065 | 3,299,610 |
| 14 | Medium retail scheme | - | 125,000 | 10,014,805 | 9,952,230 | 9,952,230 | 9,952,230 | 9,457,353 |
| 15 | Large retail scheme | - | 250,000 | 7,503,882 | 7,453,717 | 7,453,717 | 7,453,717 | 7,065,300 |
| 16 | Employment - B1 scheme | - | 62,500 | 1,415,550 | 1,371,116 | 1,371,116 | 1,371,116 | 1,004,484 |
| 17 | Employment - B1 scheme | - | 62,500 | 2,547,990 | 2,468,008 | 2,468,008 | 2,468,008 | 1,808,072 |
| 18 | Employment - B8 scheme | - | 250,000 | 3,603,161 | 3,563,299 | 3,563,299 | 3,563,299 | 3,236,829 |
| 19 | Employment - B8 scheme | - | 250,000 | 4,403,863 | 4,355,143 | 4,355,143 | 4,355,143 | 3,956,125 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 4,531,472 | 4,464,531 | 4,464,531 | 4,464,531 | 3,914,632 |
| 21 | Large housing scheme | 200 | 1,666,664 | 18,728,170 | 18,514,532 | 18,352,325 | 18,043,688 | 17,143,235 |
| 22 | Large housing scheme | 300 | 2,499,981 | 27,654,593 | 27,342,202 | 27,106,029 | 26,660,704 | 25,339,220 |
| 23 | Student housing scheme | 500 | 250,000 | 11,979,511 | 11,727,787 | 11,284,745 | 10,455,430 | 9,402,489 |
| 24 | C2 residential scheme | 50 | 125,000 | 3,519,477 | 3,465,818 | 3,421,439 | 3,330,153 | 3,105,089 |

Appendix 9 - Sensitivity analysis – downside

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A
£13k per unit Section 106 contribution £3,450 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 375,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 3,125,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 5,125,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 187,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 625,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 12,499,906 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 225,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 615,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 1,875,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 3,075,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 112,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 375,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 600,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 7,499,943 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 111,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 303,400 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 925,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 1,517,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 55,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 185,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 296,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 3,699,972 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 214,982 | 211,036 | 208,369 | 203,431 | 186,878 |
| 2 | Small housing scheme | 9 | 75,000 | 565,690 | 555,105 | 547,104 | 532,290 | 487,886 |
| 3 | Medium housing scheme | 25 | 205,000 | 462,704 | 432,951 | 410,725 | 369,577 | 244,240 |
| 4 | Large housing scheme | 75 | 625,000 | 814,525 | 727,998 | 662,688 | 532,823 | 168,175 |
| 5 | Large housing scheme | 125 | 1,025,000 | 2,127,325 | 1,986,739 | 1,877,616 | 1,666,616 | 1,074,148 |
| 6 | Small flatted scheme | 9 | 37,500 | - 107,149 - | - 117,135 - | - 125,249 - | - 140,272 - | - 182,149 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 357,352 - | - 389,453 - | - 411,975 - | - 453,670 - | - 601,818 |
| 8 | Large flatted scheme | 60 | 125,000 | - 2,001,759 - | - 2,071,057 - | - 2,125,020 - | - 2,234,170 - | - 2,525,178 |
| 9 | Large flatted scheme | 100 | 200,000 | - 3,415,395 - | - 3,535,907 - | - 3,625,769 - | - 3,801,374 - | - 4,307,482 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 3,125,660 | 2,903,854 | 2,732,268 | 2,405,787 | 1,470,849 |
| 22 | Large housing scheme | 300 | 2,499,981 | 4,700,052 | 4,373,467 | 4,120,104 | 3,642,366 | 2,262,770 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | - 46,416 - | - 100,043 - | - 145,049 - | - 237,627 - | - 462,553 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B
£13k per unit Section 106 contribution £3,601 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 375,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 187,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 250,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 625,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 12,499,906 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 225,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 615,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 112,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 150,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 375,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 600,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 7,499,943 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 111,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 303,400 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 925,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 55,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 74,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 185,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 296,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 3,699,972 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|---------------|---------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 250,815 | 246,869 | 244,202 | 239,264 | 222,712 |
| 2 | Small housing scheme | 9 | 75,000 | 661,815 | 651,229 | 643,227 | 628,415 | 584,011 |
| 3 | Medium housing scheme | 25 | 205,000 | 650,593 | 620,841 | 598,614 | 557,467 | 432,130 |
| 4 | Large housing scheme | 75 | 625,000 | 1,338,293 | 1,251,765 | 1,186,457 | 1,056,592 | 691,943 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,014,651 | 2,874,964 | 2,765,840 | 2,554,841 | 1,962,373 |
| 6 | Small flatted scheme | 9 | 37,500 | - 44,491 - | - 54,476 - | - 62,591 - | - 77,613 - | - 119,491 |
| 7 | Medium flatted scheme | 25 | 50,000 | - 223,004 - | - 255,104 - | - 277,626 - | - 319,322 - | - 467,469 |
| 8 | Large flatted scheme | 60 | 125,000 | - 1,681,778 - | - 1,751,077 - | - 1,805,039 - | - 1,914,190 - | - 2,205,197 |
| 9 | Large flatted scheme | 100 | 200,000 | - 2,858,203 - | - 2,978,715 - | - 3,068,576 - | - 3,244,181 - | - 3,750,290 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 4,501,634 | 4,282,922 | 4,113,731 | 3,791,805 | 2,862,152 |
| 22 | Large housing scheme | 300 | 2,499,981 | 6,753,051 | 6,427,765 | 6,174,402 | 5,696,665 | 4,319,803 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 290,434 | 237,558 | 193,178 | 101,893 - | 121,591 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C
£13k per unit Section 106 contribution £3,752 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-----------|-----------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 375,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 3,125,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 5,125,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 187,500 | 17,914 | 8,068 | 66 | 14,955 | 56,832 |
| 7 | Medium flatted scheme | 25 | 250,000 | 88,656 | 120,755 | 143,278 | 184,973 | 333,120 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,361,798 | 1,431,096 | 1,485,059 | 1,594,209 | 1,885,217 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,301,010 | 2,421,522 | 2,511,384 | 2,686,989 | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 12,499,906 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 225,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 615,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 1,875,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 3,075,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 112,500 | 17,914 | 8,068 | 66 | 14,955 | 56,832 |
| 7 | Medium flatted scheme | 25 | 150,000 | 88,656 | 120,755 | 143,278 | 184,973 | 333,120 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,361,798 | 1,431,096 | 1,485,059 | 1,594,209 | 1,885,217 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,301,010 | 2,421,522 | 2,511,384 | 2,686,989 | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 7,499,943 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 111,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 303,400 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 925,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 1,517,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 55,500 | 17,914 | 8,068 | 66 | 14,955 | 56,832 |
| 7 | Medium flatted scheme | 25 | 74,000 | 88,656 | 120,755 | 143,278 | 184,973 | 333,120 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,361,798 | 1,431,096 | 1,485,059 | 1,594,209 | 1,885,217 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,301,010 | 2,421,522 | 2,511,384 | 2,686,989 | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 3,699,972 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-----------|-----------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 286,649 | 282,703 | 280,035 | 275,097 | 258,545 |
| 2 | Small housing scheme | 9 | 75,000 | 757,939 | 747,353 | 739,352 | 724,539 | 680,135 |
| 3 | Medium housing scheme | 25 | 205,000 | 838,483 | 808,731 | 786,505 | 745,357 | 620,020 |
| 4 | Large housing scheme | 75 | 625,000 | 1,862,061 | 1,775,534 | 1,710,224 | 1,580,359 | 1,215,710 |
| 5 | Large housing scheme | 125 | 1,025,000 | 3,892,324 | 3,753,699 | 3,646,099 | 3,438,044 | 2,850,597 |
| 6 | Small flatted scheme | 9 | 37,500 | 17,914 | 8,068 | 66 | 14,955 | 56,832 |
| 7 | Medium flatted scheme | 25 | 50,000 | 88,656 | 120,755 | 143,278 | 184,973 | 333,120 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,361,798 | 1,431,096 | 1,485,059 | 1,594,209 | 1,885,217 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,301,010 | 2,421,522 | 2,511,384 | 2,686,989 | 3,193,097 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 5,875,701 | 5,656,988 | 5,487,797 | 5,165,871 | 4,243,979 |
| 22 | Large housing scheme | 300 | 2,499,981 | 8,782,842 | 8,460,813 | 8,210,985 | 7,739,914 | 6,374,102 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 626,639 | 573,761 | 529,383 | 438,096 | 216,310 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%
£13k per unit Section 106 contribution

Value: D
£3,903 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|--------------------------|-------------|-------------|---------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 375,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 5,125,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 187,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 250,000 | 38,801 | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 625,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 12,499,906 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 225,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 615,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 3,075,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 112,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 150,000 | 38,801 | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 375,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 600,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 7,499,943 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 111,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 303,400 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 925,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 1,517,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 55,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 74,000 | 38,801 | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 185,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 296,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 3,699,972 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|--------------------------|-------------|-------------|---------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 300,566 | 296,620 | 293,953 | 289,015 | 272,462 |
| 2 | Small housing scheme | 9 | 75,000 | 795,273 | 784,687 | 776,686 | 761,873 | 717,468 |
| 3 | Medium housing scheme | 25 | 205,000 | 927,230 | 897,478 | 875,251 | 834,104 | 708,766 |
| 4 | Large housing scheme | 75 | 625,000 | 2,089,393 | 2,002,866 | 1,937,556 | 1,807,691 | 1,443,043 |
| 5 | Large housing scheme | 125 | 1,025,000 | 4,295,079 | 4,156,455 | 4,048,854 | 3,840,799 | 3,256,598 |
| 6 | Small flatted scheme | 9 | 37,500 | 31,866 | 22,019 | 14,018 - | 806 - | 42,684 |
| 7 | Medium flatted scheme | 25 | 50,000 | 38,801 | 70,902 - | 93,424 - | 135,119 - | 283,266 |
| 8 | Large flatted scheme | 60 | 125,000 | 1,246,630 - | 1,315,928 - | 1,369,891 - | 1,479,041 - | 1,770,049 |
| 9 | Large flatted scheme | 100 | 200,000 | 2,102,466 - | 2,222,978 - | 2,312,841 - | 2,488,446 - | 2,994,554 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 6,490,098 | 6,271,386 | 6,102,195 | 5,780,269 | 4,858,375 |
| 22 | Large housing scheme | 300 | 2,499,981 | 9,675,840 | 9,356,659 | 9,106,831 | 8,635,759 | 7,278,110 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 702,374 | 649,496 | 605,118 | 513,831 | 292,045 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E
£13k per unit Section 106 contribution £4,054 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 125,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 375,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 3,125,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 5,125,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 187,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 250,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 625,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 12,499,906 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 75,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 225,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 1,875,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 3,075,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 112,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 150,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 375,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 600,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 7,499,943 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 37,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 111,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 925,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 1,517,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 55,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 74,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 185,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 296,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 3,699,972 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|-----------|
| 1 | Very small housing scheme | 3 | 25,000 | 336,399 | 332,453 | 329,786 | 324,849 | 308,295 |
| 2 | Small housing scheme | 9 | 75,000 | 891,397 | 880,812 | 872,810 | 857,997 | 813,593 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,115,119 | 1,085,367 | 1,063,141 | 1,021,994 | 896,657 |
| 4 | Large housing scheme | 75 | 625,000 | 2,613,160 | 2,526,633 | 2,461,323 | 2,331,460 | 1,966,810 |
| 5 | Large housing scheme | 125 | 1,025,000 | 5,172,752 | 5,034,127 | 4,926,527 | 4,718,472 | 4,134,270 |
| 6 | Small flatted scheme | 9 | 37,500 | 93,650 | 83,804 | 75,802 | 60,989 | 19,696 |
| 7 | Medium flatted scheme | 25 | 50,000 | 94,214 | 62,561 | 40,354 | 770 | 148,917 |
| 8 | Large flatted scheme | 60 | 125,000 | 926,649 | 995,948 | 1,049,910 | 1,159,061 | 1,450,068 |
| 9 | Large flatted scheme | 100 | 200,000 | 1,545,274 | 1,665,786 | 1,755,648 | 1,931,253 | 2,437,362 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 7,860,847 | 7,645,187 | 7,476,261 | 7,154,336 | 6,232,442 |
| 22 | Large housing scheme | 300 | 2,499,981 | 11,684,165 | 11,366,284 | 11,119,943 | 10,655,444 | 9,307,901 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,038,578 | 985,700 | 941,322 | 850,035 | 628,249 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F
£13k per unit Section 106 contribution £4,204 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 375,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 187,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 250,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 625,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 625,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 12,499,906 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 225,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 112,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 150,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 375,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 600,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 375,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 7,499,943 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 111,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 925,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 55,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 74,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 185,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 296,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 185,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 3,699,972 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 372,232 | 368,286 | 365,619 | 360,681 | 344,129 |
| 2 | Small housing scheme | 9 | 75,000 | 987,521 | 976,935 | 968,934 | 954,121 | 909,718 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,303,010 | 1,273,257 | 1,251,031 | 1,209,883 | 1,084,547 |
| 4 | Large housing scheme | 75 | 625,000 | 3,135,687 | 3,050,368 | 2,985,092 | 2,855,227 | 2,490,578 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,050,424 | 5,911,800 | 5,804,199 | 5,596,144 | 5,011,943 |
| 6 | Small flatted scheme | 9 | 37,500 | 155,434 | 145,588 | 137,587 | 122,773 | 81,480 |
| 7 | Medium flatted scheme | 25 | 50,000 | 226,689 | 195,036 | 172,828 | 131,715 | 14,568 |
| 8 | Large flatted scheme | 60 | 125,000 | 606,670 | 675,967 | 729,930 | 839,080 | 1,130,088 |
| 9 | Large flatted scheme | 100 | 200,000 | 988,081 | 1,108,593 | 1,198,456 | 1,374,061 | 1,880,169 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,718,507 | 2,698,458 | 2,698,458 | 2,698,458 | 2,533,440 |
| 14 | Medium retail scheme | - | 125,000 | 7,762,511 | 7,703,047 | 7,703,047 | 7,703,047 | 7,215,377 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,219,859 | 9,004,199 | 8,837,368 | 8,519,935 | 7,606,510 |
| 22 | Large housing scheme | 300 | 2,499,981 | 13,683,699 | 13,369,561 | 13,126,656 | 12,663,769 | 11,323,625 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,374,781 | 1,321,903 | 1,277,525 | 1,186,239 | 964,452 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G
£13k per unit Section 106 contribution £4,355 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 375,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 5,125,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 187,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 250,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 625,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 12,499,906 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 225,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 3,075,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 112,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 150,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 375,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 600,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 7,499,943 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 111,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 925,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 1,517,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 55,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 74,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 185,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 296,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 3,699,972 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 390,845 | 386,899 | 384,232 | 379,294 | 362,741 |
| 2 | Small housing scheme | 9 | 75,000 | 1,037,450 | 1,026,865 | 1,018,862 | 1,004,049 | 959,646 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,412,996 | 1,383,244 | 1,361,017 | 1,319,870 | 1,194,533 |
| 4 | Large housing scheme | 75 | 625,000 | 3,424,051 | 3,338,733 | 3,274,334 | 3,146,065 | 2,781,416 |
| 5 | Large housing scheme | 125 | 1,025,000 | 6,554,921 | 6,416,297 | 6,308,696 | 6,100,641 | 5,516,439 |
| 6 | Small flatted scheme | 9 | 37,500 | 179,633 | 169,786 | 161,785 | 146,972 | 105,679 |
| 7 | Medium flatted scheme | 25 | 50,000 | 275,679 | 243,895 | 221,687 | 180,574 | 34,494 |
| 8 | Large flatted scheme | 60 | 125,000 | - 447,625 - | - 516,923 - | - 570,885 - | - 680,036 - | - 971,043 |
| 9 | Large flatted scheme | 100 | 200,000 | - 712,705 - | - 833,217 - | - 923,079 - | - 1,098,684 - | - 1,604,793 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 9,990,276 | 9,774,616 | 9,607,785 | 9,290,351 | 8,381,322 |
| 22 | Large housing scheme | 300 | 2,499,981 | 14,807,231 | 14,493,093 | 14,250,189 | 13,792,172 | 12,453,364 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,506,317 | 1,453,439 | 1,409,061 | 1,317,774 | 1,095,988 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H
£13k per unit Section 106 contribution £4,506 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 125,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 375,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 3,125,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 5,125,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 187,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 250,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 625,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 1,000,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 12,499,906 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 75,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 225,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 1,875,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 3,075,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 112,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 150,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 375,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 600,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 7,499,943 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 37,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 111,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 925,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 1,517,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 55,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 74,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 185,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 296,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 3,699,972 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|-------------|-------------|------------------------|-------------|
| 1 | Very small housing scheme | 3 | 25,000 | 426,678 | 422,732 | 420,065 | 415,128 | 398,574 |
| 2 | Small housing scheme | 9 | 75,000 | 1,133,574 | 1,122,988 | 1,114,987 | 1,100,174 | 1,055,771 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,600,886 | 1,571,134 | 1,548,908 | 1,507,760 | 1,382,424 |
| 4 | Large housing scheme | 75 | 625,000 | 3,942,096 | 3,856,776 | 3,792,378 | 3,664,326 | 3,304,764 |
| 5 | Large housing scheme | 125 | 1,025,000 | 7,424,618 | 7,287,698 | 7,181,598 | 6,976,446 | 6,394,112 |
| 6 | Small flatted scheme | 9 | 37,500 | 241,417 | 231,570 | 223,569 | 208,756 | 167,463 |
| 7 | Medium flatted scheme | 25 | 50,000 | 408,153 | 376,370 | 354,162 | 313,049 | 166,969 |
| 8 | Large flatted scheme | 60 | 125,000 | - 127,644 - | - 196,943 - | - 250,905 - | - 360,056 - | - 651,063 |
| 9 | Large flatted scheme | 100 | 200,000 | - 155,513 - | - 276,025 - | - 365,886 - | - 541,491 - | - 1,047,601 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 11,343,736 | 11,130,803 | 10,966,301 | 10,649,365 | 9,740,335 |
| 22 | Large housing scheme | 300 | 2,499,981 | 16,797,091 | 16,482,954 | 16,240,050 | 15,782,032 | 14,457,712 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 1,842,520 | 1,789,643 | 1,745,264 | 1,653,978 | 1,432,191 |

WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: I
£13k per unit Section 106 contribution £4,657 per sqm

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|------------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 125,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 375,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 1,025,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 3,125,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 5,125,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 187,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 250,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 625,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 1,000,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 375,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 437,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 562,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 312,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 625,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 1,250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 312,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 312,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 1,250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 1,250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 1,250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 8,333,318 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 12,499,906 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 1,250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 625,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Medium Benchmark Land Value (£0.75 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 75,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 225,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 615,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 1,875,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 3,075,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 112,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 150,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 375,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 600,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 225,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 262,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 337,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 187,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 375,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 750,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 187,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 187,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 750,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 750,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 750,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 4,999,991 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 7,499,943 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 750,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 375,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 37,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 111,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 303,400 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 925,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 1,517,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 55,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 74,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 185,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 296,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 111,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 129,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 166,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 92,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 185,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 370,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 92,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 92,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 370,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 370,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 370,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 2,466,662 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 3,699,972 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 370,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 185,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

| LP Ref | Site | No of units | BLV | Base residual land value | BNG | EVC | Cost of assessments | NZC |
|--------|---------------------------------|-------------|-----------|-----------------------------|------------|------------|------------------------|------------|
| 1 | Very small housing scheme | 3 | 25,000 | 462,512 | 458,565 | 455,898 | 450,960 | 434,408 |
| 2 | Small housing scheme | 9 | 75,000 | 1,229,699 | 1,219,113 | 1,211,112 | 1,196,298 | 1,151,894 |
| 3 | Medium housing scheme | 25 | 205,000 | 1,788,776 | 1,759,023 | 1,736,797 | 1,695,650 | 1,570,313 |
| 4 | Large housing scheme | 75 | 625,000 | 4,460,140 | 4,374,820 | 4,310,422 | 4,182,370 | 3,822,809 |
| 5 | Large housing scheme | 125 | 1,025,000 | 8,294,207 | 8,157,287 | 8,051,188 | 7,846,036 | 7,269,031 |
| 6 | Small flatted scheme | 9 | 37,500 | 303,201 | 293,354 | 285,353 | 270,540 | 229,247 |
| 7 | Medium flatted scheme | 25 | 50,000 | 540,627 | 508,843 | 486,635 | 445,522 | 299,442 |
| 8 | Large flatted scheme | 60 | 125,000 | 189,653 | 121,321 | 68,111 | 40,075 | 331,083 |
| 9 | Large flatted scheme | 100 | 200,000 | 396,075 | 277,245 | 188,636 | 15,482 | 490,408 |
| 10 | Hotel scheme (75 beds) | - | 75,000 | 963,388 | 919,681 | 919,681 | 919,681 | 558,837 |
| 11 | Hotel scheme (100 beds) | - | 87,500 | 1,209,023 | 1,151,198 | 1,151,198 | 1,151,198 | 673,790 |
| 12 | Hotel scheme (150 beds) | - | 112,500 | 1,702,428 | 1,616,359 | 1,616,359 | 1,616,359 | 905,769 |
| 13 | Small retail scheme | - | 62,500 | 2,607,929 | 2,587,074 | 2,587,074 | 2,587,074 | 2,422,057 |
| 14 | Medium retail scheme | - | 125,000 | 7,454,044 | 7,392,335 | 7,392,335 | 7,392,335 | 6,904,665 |
| 15 | Large retail scheme | - | 250,000 | 5,524,489 | 5,475,003 | 5,475,003 | 5,475,003 | 5,092,243 |
| 16 | Employment - B1 scheme | - | 62,500 | 420,709 | 376,917 | 376,917 | 376,917 | 15,624 |
| 17 | Employment - B1 scheme | - | 62,500 | 757,274 | 678,449 | 678,449 | 678,449 | 28,123 |
| 18 | Employment - B8 scheme | - | 250,000 | 2,374,246 | 2,334,956 | 2,334,956 | 2,334,956 | 2,013,241 |
| 19 | Employment - B8 scheme | - | 250,000 | 2,901,857 | 2,853,835 | 2,853,835 | 2,853,835 | 2,460,627 |
| 20 | Employment - mixed B1/B8 scheme | - | 250,000 | 2,686,839 | 2,620,862 | 2,620,862 | 2,620,862 | 2,078,972 |
| 21 | Large housing scheme | 200 | 1,666,664 | 12,690,107 | 12,477,174 | 12,312,671 | 11,999,667 | 11,099,347 |
| 22 | Large housing scheme | 300 | 2,499,981 | 18,780,201 | 18,469,408 | 18,229,893 | 17,771,892 | 16,447,572 |
| 23 | Student housing scheme | 500 | 250,000 | 6,209,079 | 5,961,020 | 5,517,980 | 4,688,663 | 3,651,056 |
| 24 | C2 residential scheme | 50 | 125,000 | 2,178,724 | 2,125,846 | 2,081,468 | 1,990,182 | 1,768,395 |

Appendix 10 - Review of consultation responses

Home Builders Federation

| HBF comment | Response |
|--|---|
| 1 Notes that Policy DM2 of adopted LP policy will apply where requirements of the DPD cannot be met. Says that viability of individual developments should be tested at the plan making stage. | The VS tests a range of typologies and is therefore compliant with the approach required by the PPG. The PPG does not require that every single site be tested. |
| 2 Viability should not be conducted on the margins of viability especially in the aftermath of uncertainties caused by the Covid-19 pandemic and Brexit. | Since January 2020, residential sales values in Warwick have increased by 10.4%, during the period of the pandemic. Housing market conditions are therefore relatively benign. |
| 3 The Council's viability assessment is set out in Net Zero Carbon DPD Viability Study dated June 2021 by BNP Paribas Real Estate. The Council's Viability Study should accurately account for all costs for affordable housing provision, CIL, S106 contributions and sought policy requirements. | All of these costs are incorporated into the VS. |
| 4 Exceptional costs should not be accounted for in BLV. | The PPG is clear on this point – the HBF may take issue with what the PPG says, but that is a matter they should raise with central government. The BLVs provide more than adequate returns to landowners above EUV even if some sites incur exceptional costs. |
| 5 The tenure mix should comply with requirement that 10% of homes should be made available for Home Ownership | First Homes are not yet a Local Plan requirement. Nevertheless, 30% of affordable dwellings are to be available for home ownership through the shared ownership programme. For the purposes of viability testing, there is unlikely to be any significant difference in value between shared ownership and First Homes. |
| 6 The Environment Bill requires 10% Biodiversity Net Gain | The VS incorporates a cost uplift for BNG in line with DEFRA's impact assessment. |
| 7 Various comments regarding the Cornwall Climate Emergency DPD work by Currie and Brown. | These have been superseded by more work done by Warwick DC and its advisors. |
| 8 The impact of additional costs varies between development typologies and locations within the District. A flexible approach will be necessary to application of DPD policies. | This is something of a truism; where residual values are lower, an additional cost will have a greater impact. The Council has already indicated that there will be a degree of flexibility in the application of DPD policies. |
| 9 If the viability of sites is overstated, policy requirements will be set at unrealistic levels. | Viability of sites is not overstated. The costs of the DPD policies are relatively small in the context of overall development costs and affordable housing is a far more significant driver in viability. |

RPS on behalf of Taylor Wimpey

| RPS comment | Response |
|--|---|
| <p>1 Policy NZC(E) allows for a relaxation of policy requirements for schemes that can demonstrate that they are unviable. States that paragraph 7.3 of the VS indicates that only rural district authorities are likely to be able to achieve the [NPPF] expectation that viability will rarely be used at the application stage. VS indicates that policies will need to be applied flexibly. Inconsistency between DPD suggestion that viability testing will only be required in exceptional circumstances and VS indication that it will be inevitable.</p> | <p>We do not suggest that viability testing will be inevitable, as there are many circumstances where all the policy requirements can be met in full without the need for further testing. Furthermore, given the limited additional costs involved, many developers will choose not to submit viability assessments where their scheme are on the margins of viability.</p> |
| <p>2 NPPF paragraph 34 indicates that policies should not undermine the deliverability of the plan.</p> | <p>Given the flexibility available in the NZC DPD and also the Local Plan policy approach to affordable housing (which is also applied flexibly), policies cannot, by definition, undermine the deliverability of the Plan. Policies can be applied flexibly to ensure that schemes can continue to come forward.</p> |
| <p>3 PPG para 001 indicates that policy requirements should be clear and that different requirements can be set for different types of development or location of site.</p> | <p>Affordable housing policy requirements are already established in the adopted plan. The District applies a single requirement across all types of development. The Council's ambition is that all schemes should contribute towards carbon reduction and there is no justification in viability terms for adopting a differential approach for different areas or types of development.</p> |
| <p>4 Refers to PPG para 007 and suggests that this means that the Council needs to demonstrate that the proposed policies in the DPD are viable "which has not yet been done".</p> | <p>RPS have mis-read the results of the assessment. In most circumstances, the emerging NZC policies can be readily accommodated alongside pre-existing policy requirements.</p> <p>RPS appear to be confusing unviable scenarios (e.g. flatted developments with low sales vales tested on sites with high value benchmarks) which are not likely to come forward in practice, with sites that are shown to be viable prior to the NZC policies being applied. It is not planning policy that is rendering the former unviable; this is simply a function of market dynamics. Not every site will come forward for residential as they are simply too valuable in their existing use relative to the value generated by development.</p> |
| <p>5 Suggests that other policy requirements should be amended.</p> | <p>The results of the VS incorporate existing policy requirements, including CIL and affordable housing and the cumulative policy requirement is shown to be viable in a range of circumstances. Consequently, there is no requirement for other policies to be changed.</p> |

Barwood Land

| Barwood Land comment | | Response |
|----------------------|---|--|
| 1 | We believe the viability assessment includes an error regarding the proposed and modelled BLV, with the results demonstrating that the policies are not viable at this stage. | <p>Four benchmark land values are tested in the VS, as outlined at paragraph 4.48, as follows:</p> <ul style="list-style-type: none"> ■ £250,000 per hectare; ■ £370,000 per hectare ■ £750,000 per hectare; ■ £1,250,000 per hectare. <p>These are the same BLVs used in the modelling. There are no errors and consequently the contention that the policies are not viable is incorrect.</p> |
| 2 | The viability assessment clearly shows that policies of the DPD will have a negative impact on land values for residential development. It shows that without a reduction in costs in other areas, i.e. the reduction in affordable housing provision in the majority of cases the policies are not viable for residential development. | <p>While it is correct that the DPD policies will reduce land values, this is not the same as sites being unviable. Flatted developments are unviable regardless of NZC policies in some areas and against some BLVs. However, flatted developments are only likely to come forward in higher value areas in the urban centres. In the main, despite the reductions in land values, residual values remain higher than BLVs and there will be no requirement for affordable housing to be reduced.</p> |
| 3 | This suggests that the Council are proposing to introduce policies that fail to meet the viability tests of the NPPF, and it is inappropriate to rely on Policy NZC2(E) as an alternative to ensuring new policies are not widely unviable, and to a development meeting the required standards. | <p>On a proper and proportionate reading of the results of the VS, the contention here is incorrect. In the main, it will not be necessary for developers to rely upon NZC(e) as the requirements can be readily met despite the reduction in residual land values.</p> |

Title: Rural/Urban Capital Improvement Scheme (RUCIS) Criteria and Process Changes

Lead Officer: Jon Dawson (01926 456204)

Portfolio Holder: Councillor Richard Hales

Wards of the District directly affected: All

Summary

This report aims to seek Cabinet agreement to a delegated authority to determine all future Rural / Urban Capital Improvement Scheme (RUCIS) applications and a reduction in the overall maximum contribution.

Recommendation(s)

- (1)** That Cabinet delegates authority to the Head of Finance to determine all future applications for grant funding in line with the RUCIS Grants Scheme Criteria, subject to prior consultation with the relevant Portfolio Holder and that the Council be asked to update the Officer Scheme of Delegation accordingly.
- (2)** That Cabinet agrees to a reduction in the overall maximum contribution amount from £30,000 to £20,000, for applications received from 1st April 2022 onwards, details as follows:

“Small Grant Scheme” – projects with a total cost of up to £10,000 with a maximum contribution of up to 90% (providing the ‘Environmentally sensitive’ aim is met) of the overall project costs (maximum of £9,000)

“Main Grant Scheme” – projects with total costs of more than £10,000 with a maximum contribution of 60% (providing the ‘Environmentally sensitive’ aim is met) of the overall project costs (capped at a maximum of £20,000)

If projects don’t meet the ‘Environmentally sensitive’ aim the maximum contribution will be reduced to;

“Small Grant Scheme” – 80% (maximum £8,000)

“Main Grant Scheme” – 50% (maximum £20,000)

1 Background/Information

- 1.1 Historically, a RUCIS grant award is decided by Cabinet once the RUCIS Grant Scheme manager has evidenced that an application has met all the scheme criteria and has completed a recommendation report.

There has never been an occasion whereby an application that has met all the scheme criteria has been declined by Cabinet; there is no reason why an

application should be declined if sufficient evidence has been provided to show that it meets all the criteria, it therefore makes sense to implement an Officer Scheme of Delegation to make the decision making process more efficient and responsive whilst also saving Members time.

- 1.2 Historically, the annual RUCIS budget has been £150,000, however, for this financial year it was reduced to £100,000 and is planned to remain at this level for the forthcoming years.

Initially the maximum contribution amount to projects was £50,000, however, a scheme review reduced this to £30,000 from April 2014. This reduction was to enable the scheme to help as many community organisations as possible within each financial year; by reducing the maximum amount to £30,000 as a minimum, the number of projects that the scheme could contribute towards increased from 3 to 5 per annum.

With this years annual budget reduction, the minimum number of projects that the scheme can contribute towards has now decreased from 5 to 4 per annum.

An analysis of the sheme has been completed (excluding 2020/21 when the scheme was closed due to the COVID-19 pandemic), highlights include:

2013/14 to 2019/21 (Time period of an annual £150,000 budget and pre-pandemic);

- Lowest number of grants completed = 9
- Highest number of grants completed = 11
- An average of 10 grants per financial year
- Average amount of £144,078 awarded per financial year
- Average of three £20,000+ grants per year
- Average of five less than £10,000 grants per year

2021/22

- 6 grants completed; scheme then closed for review and also insufficient funding remaining available (only £2,308 remaining with a pending application of £27,000 unable to progress)

In order to continue to help as many community groups as possible it is therefore recommended that the maximum contribution amount is reduced from £30,000 to £20,000 so that once again the scheme can contribute to a minimum of 5 projects a year although working off the averages noted above this is likely to be around 8 projects a year.

2 Alternative Options available to Cabinet

- 2.1 Members may choose to make no changes; this would continue a time consuming decision making process and potentially risk less community projects being supported each year due to the reduced annual budget.
- 2.2 Members could decide an alternative amount in which to reduce the value of the maximum contribution; this may potentially impact on the number of community projects that can be supported and/or may prevent projects from being completed.

3 Consultation and Member's comments

- 3.1 Include any comments received in response to the consultation on the report.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

4.1.1 There are no legal rights implications for the proposals.

4.1.2 There are no human rights implications for the proposals.

4.2 Financial

4.2.1 The annual budget for Rural/Urban Capital Improvement Scheme applications is £100,000.

4.3 Council Plan

4.3.1 Warwick District Council's Fit for the Future (FFF):

People - Health, Homes, Communities; all RUCIS applications are designed to encourage and support local communities and local not-for-profit organisations in developing cohesive and active communities.

Services – Green, Clean, Safe; through the delivery of RUCIS grants the aim is to deliver cohesive and active communities which in turn help to support and maintain lower levels of crime and ASB.

4.4 Environmental/Climate Change Implications

4.4.1 There are no environmental implications for the proposals.

4.5 Analysis of the effects on Equality

4.5.1 Impact Assessments; there are no new or significant policy changes proposed in respect of Equalities

4.6 Data Protection

4.6.1 There are no data protection implications for the proposals.

4.7 Health and Wellbeing

4.7.1 RUCIS projects support a combination of potential reductions in anti-social behaviour, obesity and social isolation.

5 Risk Assessment

5.1 There are no risks for this proposal.

6 Conclusion/Reasons for the Recommendation

6.1 To maintain a 'robust' scheme periodic reviews should be undertaken to ensure that the scheme criteria remains relevant and suitable.

6.2 Implementing an Officer Scheme of Delegation will make the decision making process more efficient and responsive whilst also saving Members time.

6.3 Reducing the overall maximum contribution amount will help to ensure that the reduced annual budget continues to support as many community projects as possible with the funds that are available.

Background papers:

None

Supporting documents:

Appendix 1 – RUCIS Award Analysis 2013/14 to 2021/22

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|--|
| Committee/Date | 10 th February 2022 | |
| Title of report | Rural/Urban Capital Improvement Scheme (RUCIS) Criteria and Process Changes | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | N/A | Not applicable |
| Portfolio Holder WDC & SDC * | 10.1.22 | Cllr Hales - support |
| Financial Services * | 17.12.21 | Richard Wilson – no comments |
| Legal Services * | 10.1.22 | Phil Grafton – no comments |
| Other Services | N/A | Not applicable |
| Chief Executive(s) | 17.12.21 | Chris Elliott – support |
| Head of Service(s) | 17.12.21 | David Platts – no comments |
| Section 151 Officer | 17.12.21 | Mike Snow – no comments |
| Monitoring Officer | 10.1.22 | Phil Grafton – no comments |
| CMT (WDC) | 18.1.22 | Chris Elliott, Andy Jones, Dave Barber, Tony Perks - support |
| Leadership Co-ordination Group (WDC) | 24.1.22 | Support |
| Other organisations | N/A | Not applicable |
| Final decision by this Committee or rec to another Ctte/Council? | | Recommendation Cabinet Committee |
| Contrary to Policy/Budget framework | | No |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | Yes – Forward Plan Item 1267 |
| Accessibility Checked? | | File/Info/Inspect Document/Check Accessibility |

RUCIS AWARD ANALYSIS

| YEAR | OVERALL | | | | TOTAL AMOUNT AWARDED |
|--------------------------------------|---------------|--------------------------|----------------------------|-----------------------|----------------------|
| | NO. OF AWARDS | Number For £30K or Above | Number between £20K - £30k | Number Less Than £10K | |
| 2013/14 | 10 | 3 | 1 | 6 | £152,262 |
| 2014/15 | 9 | 1 | 1 | 5 | £107,844 |
| 2015/16 | 9 | 3 | 2 | 3 | £177,915 |
| 2016/17 | 11 | 1 | 0 | 8 | £115,158 |
| 2017/18 | 10 | 1 | 2 | 4 | £140,821 |
| 2018/19 | 10 | 1 | 4 | 3 | £179,851 |
| 2019/20 | 11 | 1 | 2 | 7 | £134,698 |
| 2020/21 | 0 | 0 | 0 | 0 | £0 |
| 2021/22 | 6 | 0 | 1 | 4 | £60,898 |
| TOTALS | 76 | 11 | 13 | 40 | £1,069,447 |
| AVERAGE PER YEAR (2013/14 - 2021/22) | 9.5 | 1.4 | 1.6 | 5 | £133,681 |
| AVERAGE PER YEAR (2013/14 - 2019/20) | 10 | 1.6 | 1.7 | 5 | £144,078 |

* RUCIS closed due to COVID-19, budget transferred to CERF Scheme

* Budget reduced by £36,794 which was allocated to Norton Lindsey Community Shop project effectively leaving a remaining balance of £2,308; RUCIS closed for review with a pending application for £27,000 now unable to go forward until 2022/23

TYPE OF ORGANISATION

| | Village Hall | Community Centre | Sports Club | Parish Council | Town Council | Local Community Group/Society | National Organisation | Total Number Of Grants |
|-------------------|--------------|------------------|-------------|----------------|--------------|-------------------------------|-----------------------|------------------------|
| 2013/14 | 2 | 1 | 5 | 1 | 1 | 0 | 0 | 10 |
| 2014/15 | 1 | 1 | 3 | 2 | 1 | 1 | 0 | 9 |
| 2015/16 | 2 | 1 | 5 | 1 | 0 | 0 | 0 | 9 |
| 2016/17 | 2 | 3 | 4 | 1 | 0 | 0 | 1 | 11 |
| 2017/18 | 2 | 0 | 6 | 0 | 0 | 2 | 0 | 10 |
| 2018/19 | 0 | 3 | 2 | 1 | 1 | 3 | 0 | 10 |
| 2019/20 | 3 | 1 | 6 | 0 | 0 | 1 | 0 | 11 |
| 2020/21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2021/22 | 0 | 0 | 2 | 1 | 1 | 2 | 0 | 6 |
| Total | 12 | 10 | 33 | 7 | 4 | 9 | 1 | 76 |
| % of Total Awards | 16% | 13% | 44% | 9% | 5% | 12% | 1% | |

Title: Deaccession of human skeletal remains
Lead Officer: David Guilding, Arts Manager 01926 456230
Portfolio Holder: Councillor Liam Bartlett
Wards of the District directly affected: None

Summary

A group of human skeletal remains, including two skulls and several vertebrae, was given to Leamington Spa Art Gallery and Museum (LSAG&M) in 1914. They do not fall under Warwick District Council's (WDC) Collections Development Policy and their presence in the Arts Section's museum collection is not justified under the Department of Digital, Culture, Media and Sport's (DCMS) /Museums Association's ethical framework for curation, care and use of human remains.

Having carried out our research into the issue, WDC's Arts Section has concluded that the most appropriate course of action is to deaccession the remains from the Arts Sections museum collection and transfer them to the Duckworth Collection at the University of Cambridge, following the DCMS/Museums Association ethical guidelines.

Recommendation(s)

- (1)** The Cabinet approve the deaccessioning of the human remains from the Arts Sections museum collection, and their transfer to the Duckworth Collection at the University of Cambridge.
-

1 Background/Information

- 1.1 The recommendation follows a review of the human remains' relationship to the Arts Section's current Collections Development Policy. The human remains are part of the ethnography collection, which reflects the relationship between some of Leamington's residents and the wider world during the 19th and earlier 20th centuries.
- 1.2 The provenance of the human remains was not documented when they were acquired. Research suggests that they are most likely to have originated in India. This assumption is based on the donor's family history, and the Indian connections of two other names associated with the remains. However, this identification is not conclusive, and precise details of their geographical, cultural, or religious origins cannot now be established.
- 1.3 Since they are more than 100 years old, the human remains fall outside the scope of the Human Tissue Act (2004). The decision on deaccessioning them should therefore be informed by the DCMS/Museums Association ethical framework for care, curation and use of human remains.
- 1.4 The ethical framework sets out circumstances in which museums can justify holding collections of human remains. These include: scientific study;

educational use in teaching medicine, osteology or allied practical subjects; display in an educational context.

- 1.5 There is no documentation or other objects in the collection to give context to the human remains. This severely limits their potential for use in research. Their retention therefore does not provide scientific benefits.
- 1.6 The Arts Section's Collections & Engagement team do not foresee any circumstances in which it would be appropriate or desirable to display the human remains. They are also not suitable for use in teaching medical or other practical subjects. Their retention therefore does not provide any educational benefits, either to visitors to LSAG&M or other local residents.
- 1.7 There is therefore no public benefit to retaining the human remains as part of the collection.
- 1.8 Since officers cannot identify the exact origin community with any certainty, the options for repatriation or culturally appropriate disposal are limited.
- 1.9 The DCMS/Museums Association ethical framework suggests the following options: transfer to another collection where the remains can be retained and cared for in compliance with the ethical guidelines; repatriation to the origin community or cultural descendants; burial in a sealed container, in a designated location, with full documentation to be retained by the museum.
- 1.10 Neither the existing documentation nor the available techniques for scientific analysis can narrow down the origin of the human remains beyond a broad geographic area. This area has historically been home to a wide range of cultural and religious groups. Since we cannot identify the exact origin community, it is not possible to return the remains to their cultural descendants with any certainty. There is also no precedent for any UK museum to repatriate human remains to India, and no existing national policy or procedure in place to support this. Repatriation generally takes place only in response to specific requests, and no such requests have been received from India by any British collection to date.
- 1.11 Burial is not considered a culturally appropriate practice for the respectful disposal of human remains in the area where these remains originated. Since our primary motivation is to treat them with sensitivity and dignity, burial is not necessarily an appropriate course of action. However, DCMS guidelines do not support the use of cremation.
- 1.12 Transfer of the human remains to the Duckworth Collection will allow them to be cared for by a specialist curator. The collection includes the remains of approximately 18,000 individuals and has in place a detailed policy on the curation and conservation of human remains. In this context, the human remains will be scientifically analysed and grouped with others from similar origins which will facilitate any future repatriation or respectful disposal.
- 1.13 This recommendation is in line with the policies of other museums with comparable collections. LSAG&M has consulted with specialists in national and university collections, and with the Subject Specialist Network for Medical Collections, to establish current sector-wide best practice in these circumstances.

- 1.14 The Collections Development Policy states that *'the museum will only dispose of objects for curatorial reasons'*. The criteria for disposal include: *'Falls outside the Collections Development Policy'*.
- 1.15 Such a disposal requires the consent of the Council's elected leadership body: *'The decision to dispose of material from the collections will be taken by the governing body only after full consideration of the reasons for disposal. Other factors including public benefit, the implications for the museum's collections and collections held by museums and other organisations collecting the same material or in related fields will be considered.'*

2 Alternative Options available to Cabinet

- 2.1 The human remains could be retained by LSAG&M, where they would remain in storage. Storage space at the Royal Pump Rooms is very limited. The decision to permanently store objects, with no expectation that they will ever be displayed or otherwise used, would increase the pressure on the available space. This would limit potential future acquisitions and decrease the resources available for other parts of the collection.
- 2.2 The human remains could be buried following DCMS guidelines, but this would be potentially insensitive to their cultural origins. They could also be cremated in accordance with culturally appropriate practices, but this would be in violation of DCMS guidelines.

3 Consultation and Member's comments

- 3.1 A report was previously taken to Cabinet on 12 August 2021 regarding this issue. The recommendation of that report was originally to respectfully dispose of the human remains through burial in a sealed container, in a designated location, with full documentation to be retained by the museum. However, Members requested that officers carry out further research, as concerns were raised that another option may be more appropriate.
- 3.2 LSAG&M Curatorial team have since made further enquiries with several specialist organisations, including the Museum Ethnographers' Group, Pitt Rivers Museum, Oxford, Museum of Archaeology & Anthropology, Cambridge, The Natural History Museum, London. A summary of the research undertaken, and the timeline is attached at **Appendix A**.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 Human remains hold a unique status within museum collections which puts particular responsibilities on the way they are acquired, curated, and displayed. It is recognised that some human remains were obtained in circumstances that are considered unacceptable. The human remains in the collection are subject to the Department of Digital, Culture, Media and Sport's (DCMS) /Museums Association's ethical framework for curation, care and use of human remains.

4.2 Financial

- 4.2.1 There would be a small cost associated with the safe transport of the human remains to Cambridge. This cost would be met from existing Arts Section budgets.

4.3 Council Plan

- 4.3.1 It is vital that the museum's collections continue to reflect the views of the communities they serve. Understandably, there are sensitivities surrounding how human remains are treated and it is appropriate for the collection to be reviewed in this way.
- 4.3.2 The review of the human remains follows best practice and their deaccessioning will free up valuable space in the museum stores for other objects.

4.4 **Environmental/Climate Change Implications**

- 4.4.1 Not applicable.

4.5 **Analysis of the effects on Equality**

- 4.5.1 Not applicable.

4.6 **Data Protection**

- 4.6.1 Not applicable.

4.7 **Health and Wellbeing**

- 4.7.1 Not applicable.

5 **Risk Assessment**

- 5.1 There may be public harm in keeping the human remains in the collection, since their presence may cause distress to local residents or to cultural descendants. This potential for harm may be exacerbated by the probable link to India, given the large local community of Indian origin.

6 **Conclusion/Reasons for the Recommendation**

- 6.1 Given the reasons outlined above officers recommend that the Cabinet approve the deaccessioning of the human remains from the Arts Sections museum collection, and their transfer to the Duckworth Collection at the University of Cambridge.

Background papers:

None.

Supporting documents:

Appendix A: A summary of the research undertaken

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|---|---|
| Committee/Date | Cabinet, 10 th February 2022 | |
| Title of report | Deaccession of human skeletal remains | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | 20/12/21 | Cllr Liam Bartlett |
| Financial Services * | 18/1/22 | Mike Snow |
| Legal Services * | | |
| Other Services | | |
| Chief Executive(s) | 18/1/22 | Chris Elliott |
| Head of Service(s) | 20/12/21 | Rose Winship |
| Section 151 Officer | 18/1/22 | Mike Snow |
| Monitoring Officer | 18/1/22 | Andrew Jones |
| CMT (WDC) | 18/1/22 | Chris Elliott, Andrew Jones |
| Leadership Co-ordination Group (WDC) | | |
| Other organisations | | Museums Association; Science Museum; Medical Collections Subject Specialist Network; Natural History Museum; Pitt Rivers Museum, University of Oxford; Duckworth Collection, University of Cambridge. |
| Final decision by this Committee or rec to another Ctte/Council? | | Final decision |
| Contrary to Policy/Budget framework | | No |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | Yes, Forward Plan item 1277– scheduled for 10 th February 2022 |

| | | |
|-------------------------------|---------|--|
| Accessibility Checked? | 19/1/22 | File/Info/Inspect Document/Check Accessibility |
|-------------------------------|---------|--|

APPENDIX A

Timeline of Additional Research Carried Out By LSAG&M Curatorial Team

w/c 2 August:

Officers contacted Museum Ethnographers' Group via online contact form.

w/c 16 August:

Officers emailed Pitt Rivers Museum, Oxford, and Museum of Archaeology & Anthropology, Cambridge.

Officers contacted Heather Bonney, curator of human remains at Natural History Museum, via online contact form.

Officers received and initial response from Trish Biers, Curator, the Duckworth Laboratory, Centre for Human Evolutionary Studies, Cambridge, and Museum Representative on the Board of Trustees for the British Association of Biological Anthropology and Archaeology.

w/c 23 August:

Trish Biers is discussed the issue with a colleague in India, with whom she is researching issues around human remains in Indian collections.

w/c 6 September:

Officer received a response from Heather Bonney: The NHM only considers repatriation when it receives a request from communities, and they have not received any requests from India; HB is also not aware of any other museum having received a request for, or repatriated remains to, India, or of any formal route or process for doing so at the moment.

Officers received a response from Faye Belsey at Pitt Rivers Museum: PRM has only ever returned remains in response to claims from communities; if we do want to pursue repatriation, she recommends community consultation and contacting the Indian High Commission.

w/c 5 October:

Officer received an email from Trish Biers passing on a message from Veena, her colleague in India. Veena has offered to take the remains in her lab in Deccan College, where they could be scientifically analysed and kept as part of a larger existing collection of Indian human remains. She did not feel it would be appropriate to involve the local South Asian community in Leamington due to cultural differences in the origins of the remains and of the local community here. Trish Biers adds that she has the facilities to do the same kind of analysis in Cambridge, should we wish to pursue that route.

w/c 22 November:

Officers had a video consultation with Trish Biers. She has offered to carry out three types of analysis should we wish to bring the remains to Cambridge: visual inspection and comparison with other remains (at no cost); isotopic analysis of tooth enamel, which is non-destructive and could narrow down the remains to a general region of origin (under £100 per sample); DNA analysis of teeth, which is destructive but has the potential to narrow down the origins more specifically,

though it also might not offer any useful information (in the hundreds of pounds per sample)

The remains could also be transferred to the collection at Cambridge where they would be contextualised, and where culturally sensitive treatment is a priority. If we choose to dispose of the remains ourselves, Trish notes that burial is not culturally appropriate to their region of origin. Cremation would be more culturally appropriate, but it would not be in accordance with DCMS/Museums Association guidelines as it is destructive and non-reversible.

Title: Housing Decant Policy
Lead Officer: Lisa Barker
Portfolio Holder: Councillor Matecki
Wards of the District directly affected: All

Summary

The decant policy sets out the assistance available when it is necessary to move residents from their current home into temporary or permanent alternative accommodation in order to facilitate major repairs, modernisation, regeneration, or redevelopment works such as where the property is to be demolished. This process is referred to as decanting.

This policy does not apply to commercial or industrial property and does not include residents moving due to transfers at their own request, mutual exchanges or choosing to end their tenancy.

Recommendation(s)

- (1)** That Cabinet approves the policy at appendix 1 of this report.
 - (2)** That Cabinet delegates authority to the Head of Housing Services in consultation with the Homes Health and Wellbeing Portfolio Holder to make minor changes to the policy that are required to ensure it remains in line with best practice, Government Guidance and delivers clarity and consistency across the policy.
 - (3)** That Cabinet delegates authority to the Head of Housing Services in consultation with the Homes Health and Wellbeing Portfolio Holder to agree discretionary payments and discretionary compensation in respect of decant activities.
-

1 Background/Information

- 1.1 The policy outlines arrangements for the rehousing and financial compensation of residents in line with the Council's allocation policy and legal requirements in order to deliver vacant possession of affected properties and ensure effective use of resources. The policy supports specific plans to be applied to decant requirements where necessary to meet the particular needs and circumstances of individual estates, redevelopment schemes and works programmes.
- 1.2 The aims and objectives of the policy are to:
 - Explain the circumstances in which a tenant will be required to move
 - Ensure disturbance and home loss payments are made consistently and fairly
 - Explain what levels of compensation and practical help might be offered
 - Set out criteria for allocating vacancies to households who are required to move
 - Minimise disruption to households affected
 - Protect our most vulnerable residents.

- Clarify decision making processes
- 1.3 In an emergency or where major repairs or improvements are required, necessitating the tenant to move out temporarily to enable works to be undertaken, the Head of Housing or their nominated representative will approve decant arrangements under their existing general management powers.
- 1.4 In the event that a property or properties are to be demolished as part of a regeneration scheme or when properties have exceeded their useful life, the policy will apply once Cabinet approval has been given to proceed with the proposal (unless the property is deemed to be in an unsafe condition in which case, arrangements will be made on a temporary basis). Cabinet may, when approving such a scheme, supplement or amend the approach provided for by the policy if that is considered necessary to comply with legal requirements, address issues identified by an equalities impact assessment or to ensure the efficient implementation of the scheme. The approach to decanting will take into account scheme proposals, works requirements, and where possible will incorporate residents' choices to be rehoused temporarily or permanently, and residents' rehousing needs and preferences. Decant projects will be underpinned by a housing needs survey of all affected residents and households and, for new or redevelopment schemes, a lettings plan where appropriate.
- 1.5 Consultation with affected residents will be undertaken by Housing Officers who will manage communication and consultation with residents and provide the first point of contact for advice and support for all households affected by the decanting project.
- 1.6 The decant policy will provide the means to manage the decant process for residents affected by the proposed schemes, ensuring suitable priority and time is given for this process and all legal requirements are fulfilled.
- 1.7 Providing the ability for minor changes to be made by officers to the policy enables legislative and good practice changes to be swiftly incorporated.
- 1.8 There is room within the policy for some discretionary payment and partial payments in advance. It is proposed that these decisions are delegated for expedience and to act upon the situations of individual households.

2 Alternative Options available to Cabinet

- 2.1 Where significant repairs, major improvements or demolition is required as the property is no longer fit for purpose, there may be no alternative option available other than to decant household/s to enable works to take place.
- 2.2 In the case of regeneration schemes, these would not be viable without residents being temporarily or permanently rehoused.
- 2.3 It would be an option not to have a policy and to exercise discretion on a case-by-case basis outside any framework of guidance. However, that would not be transparent and accountable and would risk unlawfulness, unpredictability, and unfairness.
- 2.4 It would also be an option to have a policy that offered only the minimum provision required by statute. However, that could impede the delivery of schemes, cause undue hardship, and risk a breach of human rights and equalities obligations.

3 Consultation and Member's comments

- 3.1 None.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

4.1.1 The Housing Allocations Scheme (Home Choice) must comply with the requirements of Part VI of the Housing Act 1996 and regulations made under Part VI by the Government. However, Part VI does not apply to where temporary accommodation is provided without the grant of new tenancy, where the transfer of existing Council tenants is initiated by the Council for management purposes, and where a duty arises to secure suitable alternative accommodation under section 39 of the Land Compensation Act 1973 (which includes certain cases where the Council is using compulsory purchase powers or prohibition/demolition orders or decanting right to buy leaseholders). The practical effect is that in most cases Part VI will not apply to decanting arrangements.

4.1.2 The Allocations Scheme does award preference to Council tenants who must permanently move from their existing home because they are in a clearance or regeneration area and are to be demolished or subject to major works, but it does not apply to any other case where transfers are initiated for management purposes. It also awards similar preference to owner-occupiers whose homes are being compulsorily purchased and to eligible people who are homeless or threatened with homelessness. However, beyond these arrangements, the Allocations Scheme does not make provision for the decanting of residents and it is the purpose of the proposed decant policy to fill that policy gap and provide a single comprehensive guide for those who are affected by major works.

4.1.3 Parts of the proposed decant policy summarise specific statutory requirements, particularly the availability of home loss and disturbance payments and the duty to secure accommodation where section 39 of the Land Compensation Act 1973 applies. In areas of the policy where Cabinet has a discretion as to the arrangements to be made, it is necessary that the policy be fair and reasonable and respect equalities and human rights legislation. Article 8 of the European Convention on Human Rights requires respect for family life and the home and is engaged when residents are required to leave their home, or their home is compulsorily purchased. Whether an interference with this right is lawful will depend on the proportionality of the interference and that is influenced by the quality of the compensatory provision that is made for displaced residents by the Council. In addition to the general public sector equality duty, the Equalities Act 2010 also requires that when making strategic decisions Cabinet must have due regard to the desirability of reducing the inequalities of outcome which result from socio-economic disadvantage. The proposed policy has been designed with these considerations in mind but, to ensure that equalities implications are fully assessed according to the circumstances of particular schemes, the proposed policy also requires that an equalities impact assessment be carried out for each particular scheme.

4.2 Financial

4.2.1 The adoption of a Decant Policy will not in of itself have any financial implications for the Council. When considering possible regeneration projects however, each proposal will need to build in the costs of decanting, rent loss and compensation etc as part of its business case.

4.3 Council Plan

- 4.3.1 Health, Homes. Communities: The Decant Policy will enable the Council to improve the condition of its housing stock, reducing the number of homes that do not meet decent homes standards or which are no longer fit for purpose.
- 4.3.2 Green, Clean, Safe: Works undertaken to improve existing homes will enable improvements in insulation and energy usage thereby facilitating decarbonisation of the housing stock.
- 4.3.3 Infrastructure, Enterprise, Employment: The property improvements enabled by the Decant Policy will see those neighbourhoods improved and the cost of energy usage reduced for tenants.

4.4 Environmental/Climate Change Implications

- 4.4.1 The Decant Policy itself will not have any impacts but regeneration projects enabled by this policy will make a direct contribution to carbon reductions and energy usage.

4.5 Analysis of the effects on Equality

- 4.5.1 The Decant Policy itself will have a neutral impact on equalities.

4.6 Data Protection

- 4.6.1 There are no implications for data protection arising from this report.

4.7 Health and Wellbeing

- 4.7.1 The adoption of the decant policy will assist the Council to keep its tenants and residents safe and to improve the energy efficiency of the stock.

5 Risk Assessment

- 5.1 The risk of not adopting a Decant Policy is that tenants requiring urgent major repairs would be compelled to remain living in potentially unsafe conditions or that decisions would be inconsistent or unfair. As a consequence, the Council could breach legislative requirements.
- 5.2 No significant regeneration projects could be undertaken to improve existing housing in the Council's ownership that would require residents to move from their homes either permanently or temporarily.
- 5.3 Each regeneration project undertaken that makes use of the Decant Policy will impose risks and these would be set out for each proposal at the appropriate time.

6 Conclusion/Reasons for the Recommendation

- 6.1 The Council has ambitious plans to improve and develop its housing stock and some of these proposals are likely to require exiting tenants to move from their homes whilst the work is undertaken.
- 6.2 The work required with tenants to enable such work would not be possible without having a Decant Policy in place that clearly sets out the roles and responsibilities of the Council and its tenants.
- 6.3 From time-to-time properties are in need of urgent major repairs where it is not possible for the household to remain in situ. Recent examples include where high winds brought down trees which came down on the roof and where a vehicle left the road, crashing into a wall of a property rendering the property unsafe. The Policy identifies the assistance available in such situations.

Background papers:

Appendix 1 – Decant Policy

Supporting documents:

None

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|-----------------------|---|
| Committee/Date | 10 February 2022 | |
| Title of report | Housing Decant Policy | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | 17/01/22 | Councillor Jan Matecki |
| Financial Services * | 18/01/22 | Victoria Bamber |
| Legal Services * | 17/01/22 | Mandeep Sahota, Ian Marriot (WMCC Legal Services) |
| Other Services | | |
| Chief Executive(s) | 18/01/22 | Chris Elliot |
| Head of Service(s) | 10/01/22 | Lisa Barker |
| Section 151 Officer | 18/01/22 | Mike Snow |
| Monitoring Officer | 18/01/22 | Phil Grafton |
| CMT (WDC) | 18/01/22 | Andrew Jones |
| Leadership Co-ordination Group (WDC) | 24/01/22 | |
| Other organisations | | |
| Final decision by this Committee or rec to another Ctte/Council? | | Recommendation to :Cabinet / CouncilCommittee |
| Contrary to Policy/Budget framework | | No |
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | | No |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | | Yes, Forward Plan item 1272 |
| Accessibility Checked? | | Yes |



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Warwick District Council

Decant Policy

Version – January 2022

Decant Policy

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1. Introduction

- 1.1. The purpose of the policy is to set out the assistance available when it is necessary to move residents from their existing home into temporary or permanent alternative accommodation in an emergency situation or to facilitate major repairs or modernisation, regeneration or redevelopment works where the property is to be demolished. This process is referred to as decanting.
- 1.2. The policy outlines arrangements for the rehousing and financial compensation of residents in line with the Council's allocation policy and legal requirements in order to deliver vacant possession of affected properties and ensure effective use of resources.
- 1.3. The council recognises the huge impact any such move may have on residents' lives, especially where the move is not through choice. This policy aims to provide residents with a clear understanding of the general approach to be adopted; provide an efficient and fair process for managing decants, set out the level of compensation (if any) that might be offered, explain the types of practical guidance and support that the council can provide to those affected; and to provide a clear approach to managing the decant proceedings. It will give residents an understanding of the steps the council will take to deliver vacant possession of properties where needed and secure for residents an alternative home where the council has an obligation to do so.
- 1.4. Aims and Objectives:
 - Explain the circumstances in which a tenant will be required to move
 - Ensure disturbance and home loss payments are made consistently and fairly
 - Explain what levels of compensation and practical help might be offered
 - Set out criteria for allocating vacancies to households who are required to move
 - Minimise disruption to households affected
 - Protect our most vulnerable residents.
 - Clarify decision making processes

1.5 Definitions

Decant (decanted or decanting)

Where residents are required to move home either temporarily or permanently due to an emergency situation, major repairs, refurbishment, redevelopment, redesignation, or demolition of their home.

The Council

For the purpose of this document, this means Warwick District Council.

Tenant:

This means a tenant of the Council (and not a leaseholder in a right to buy property) who is being decanted from their home.

Residents:

All residents in the redevelopment area

Current legislation:

This means legislation current at the date of this policy

We, us, our:

Refers to the Council

Major refurbishment project

More than four dwellings.

2. Legal Framework

2.1. Relevant legislation:

- Homelessness Act 2002
- Housing Act 1985
- Housing Act 1996
- The Allocation of Housing (England) Regulations 2002
- Housing Act 2004
- Housing and Regeneration Act 2008
- Human Rights Act 1998
- Equality Act 2010
- Land Compensation Act 1973
- The Home Loss Payments (Prescribed Amounts) (England) Regulations 2020
- Planning and Compensation Act 1991
- Planning and Compulsory Purchase Act 2004
- Town and Country Planning Act 1990

2.2. Related Documents of the Council

- The Housing Allocations Scheme
- The Tenancy Strategy

2.3. The legislation covers both local housing authority options and powers as well as resident rights and powers.

3. Whom the Policy Applies to

- 3.1 This policy applies to Council tenants and leaseholders and, in certain circumstances, owner occupiers and tenants of private and social landlords, who are required by the Council to move home so that major works or redevelopment can take place to their current home.
- 3.2 This policy does not apply to homeless applicants who have been accommodated temporarily under a duty arising from Part VII, Housing Act 1996 (as amended) or to any other form of Council licensee. Nor does it apply to people occupying properties as trespassers or otherwise unlawfully.

- 3.3 This policy also applies to owner occupiers whose homes are being purchased voluntarily or by compulsory purchase by the Council in order to progress a regeneration or development project.
- 3.4 Tenants will be eligible for rehousing if the property being demolished is occupied as their only or principal home at the time of the Council's decision to take forward the regeneration project/scheme and they are still residing at the property as their principal home at the time of rehousing. Any concerns about whether or not a tenant is living at a property as their only or principal home will be verified by relevant investigations undertaken by the Council.
- 3.5 Council tenants are not eligible for assistance under this policy and will not be rehoused if the Council obtains an outright possession order against the tenant, which has been issued by a court, for a breach of their tenancy (for example, anti-social behaviour) or the tenant is found guilty of tenancy related fraud, unless the Council has determined there are exceptional circumstances. This does not apply to orders granted by the court which are suspended on certain terms (for example rent arrears with a payment plan or anti-social behaviour order with conditions of behaviour or adjourned possession proceedings).

4. Temporary and Emergency Decants

- 4.1. Council tenants who are required to move due to repairs or refurbishment will be offered a temporary move in most cases and will usually be required to move back once the work is completed. They will sign a declaration agreeing to return.
- 4.2. A permanent decant will be considered, but not guaranteed, if for example, the tenant is already on the housing register for a transfer to an alternative property.
- 4.3. Where a Council tenant must vacate their property in the event of an emergency situation rather than a programme of works, such as a fire, Council officers will help the tenant liaise with their family and friends or assist with making the necessary temporary or permanent rehousing arrangements.
- 4.4. For short periods or in an emergency, the Council may provide bed and breakfast/hotel accommodation, a guest room in a sheltered housing scheme if appropriate or in some cases a house, flat or bungalow on a temporary basis.
- 4.5. As far as possible, tenants will be offered the size and type of property which they would be eligible for under the Allocations Policy. Consideration will however be given to offering a property which is larger or smaller than required. Consideration will also be given to offering bungalows which are usually restricted to older or disabled applicants.
- 4.6. If the Council is unable to find suitable temporary accommodation within its own stock, an alternative property may be organised through a registered provider.
- 4.7. If tenants are offered a property on a temporary basis, they will be offered a licence/form of agreement and their original tenancy will continue. They will continue to pay rent on their original property and no rent will be payable on the temporary accommodation.
- 4.8. Arrangements for emergency or temporary decants will not be the subject of a

Cabinet decision but will be approved by the Head of Service or their nominated representative.

4.9. We will only make one offer of temporary accommodation and in making this we will take into account the following:

- Number / age of household members registered on our system
- Proximity of accommodation to home
- Length of the proposed move
- Medical needs of the household
- Aids and adaptations in line with existing fixtures at permanent home
- Cooking facilities / food provision
- Place of work / school
- Pets that are required as an aid to customers with a visual, aural, or sensory impairment, or any other disability
- Cost of the move.

4.10. If the offer for alternative accommodation is refused another booking will not be made and the tenant will be expected to arrange their own accommodation. We may also consider taking legal action for possession or injunction.

4.11. Special consideration will be given to tenants living in Independent Living properties and a further offer of alternative accommodation may be considered following refusal of an initial offer as a result of specific personal care needs.

4.12. We may not always be able to meet all tenant needs due to availability of accommodation and as such, we expect tenants to be reasonable in their expectations.

4.13. We do not generally include pets as members of a household, and we cannot guarantee that any temporary accommodation offered will allow them. We will try and source accommodation for pets but, if this is not possible, we may look to cover the reasonable cost of rehoming the pets for the duration of the planned or reactive move.

4.14. Tenants moving into any property which is not hotel accommodation, will be required to sign a licence or form of agreement before doing so.

Summary of Assistance:

| | |
|-------------------------------|---|
| Temporary accommodation costs | The Council is responsible for paying these |
| Rent | The Tenant is responsible for paying the rent and any other charges on their own home when in temporary accommodation |
| Council Tax | The Tenant is responsible for paying the Council Tax on their own home when in temporary accommodation |
| Utilities | The Tenant is responsible for paying Utility Bills on their own home when in temporary accommodation. However, |

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|--------------------|---|
| | meter readings will be taken when the reactive or planned move starts and ends, and we will reimburse usage. |
| Broadband/WiFi | The Tenant is responsible for paying these in their home however the Council will pay for any in temporary accommodation if necessary. |
| Laundry | <p>If the Tenant is unable to do their laundry in the usual way, we will reimburse reasonable costs for using a laundrette.</p> <p>Reimbursement will only be made where receipts are provided.</p> |
| Contents Insurance | The tenant is responsible for paying this for their own home and any temporary accommodation if necessary. |
| Meals | <p>Where possible, temporary accommodation offered will have cooking facilities and, in such cases, we will not pay for food or meals.</p> <p>If the temporary accommodation does not have cooking facilities, then we will pay for breakfast and an evening meal we will also reimburse on production of receipts for food purchased as follows:</p> <ul style="list-style-type: none"> • A total amount of £25 per adult per day and £15 per child per day (a child is anyone under 12 years of age) <p>We will not pay for alcohol, cigarettes, cigars, tobacco, vaping, etc, toiletries, clothing, or lunch.</p> |
| Other | <p>At our discretion, we may where necessary, pay the cost of: -</p> <ul style="list-style-type: none"> • Carpeting a decant property • Removals and/or storage of furniture • Disconnection and reconnection of utility supplies and the redirection of post <p>Reimbursement will only be made where receipts are provided. Alternatively, we may arrange to pay the supplier directly.</p> |
| Ad Hoc expenses | We will not pay for any other expenses that have not previously been agreed by us. Tenants wishing to claim for any |

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| | other expenses must first discuss them with us and obtain our written agreement. |
|--|--|

Reimbursement of any such expenses will only be made where receipts are provided.

Reimbursement may take up to 14 days once appropriate receipts and forms have been received.

If during a move a tenant believes items have been damaged by us, they must advise us (including providing photographs) within 72 hours of the move ending.

Temporary accommodation is only for the use of the tenant and household members that we are aware of and have agreed to move.

The provision of temporary accommodation will be cancelled, and tenants and household members required to leave, if any of them acts in a way that breaches the rules of the establishment, or the behaviour could be considered a breach of tenancy if they were in their own home. Further temporary accommodation will not be offered, and we reserve the right to recover any costs that we have incurred as a result of the breaches.

Tenants will be liable for any damage caused deliberately or negligently by a member of their household or a visitor to any temporary accommodation and any associated costs will be recovered from the tenant through our recharge process.

5. Longer term or Permanent Decants

- 5.1. This section applies to Council tenants where the Council intends to redevelop or refurbish properties themselves or undertake major repairs.
- 5.2. There is no statutory right to return to a site that has been redeveloped, but the Council will offer this option to affected tenants whenever it is reasonable to do so. Tenants will be given priority for allocations to new properties before any other housing applicants are considered. The Council cannot guarantee that all tenants expressing a preference to return will be able to do so. This would apply where the number of new homes is less than the existing number.
- 5.3. Where a property is being sold and not redeveloped, the statutory right to home loss and disturbance payments does not apply.
- 5.4. Where a tenant is allowed the option of returning to a redeveloped site, they do not have the right to move back to the exact home/plot from which they were decanted.
- 5.5. Where the Council intends to demolish then sell, or to simply sell the site for redevelopment, it is not able to offer the right to move back. This will result in a ~~permanent~~ decant.
- 5.6. The order in which tenants will be decanted and the properties offered will depend upon:
 - The schedule of demolition and building work

- The condition of the existing accommodation
 - The needs of the tenant and their household
 - The ability of the tenant to move elsewhere e.g., access to transport
 - The length of tenancy
 - The vacancies which become available.
- 5.7. The decision as to which tenants are offered which properties (for permanent decants) will be made in accordance with the Council's Allocations Policy or by the relevant Registered Provider. Households' circumstances will be assessed accordingly.
- 5.8. Once a decision to demolish or regenerate an area has been taken by Cabinet, consideration will be given to the processes used to gain possession of the properties concerned. The first option will be to come to a voluntary agreement with the tenants concerned. Otherwise, the Council will need to gain possession orders in the County Court (under relevant grounds on the Housing Acts).
- 5.9. Tenants who move to a different property on a permanent basis will be required to pay the rent of the new property (not their original rent) and adhere to the tenancy conditions of the new property.

6. Decanting leaseholders

The Council will consult its leaseholders (who will typically own a lease purchased under the right to buy) about any major works/demolition prior to any discussions around possible decanting. Once the necessity of decant has been determined however, the Council will start consultation on the proposed decant.

If such a situation arises, the Council will consult Leaseholders at the earliest opportunity and strive to agree an equitable solution voluntarily.

If agreement is not possible, in some cases the Council may have a right to decant a leaseholder to enable major works to be carried out under the terms of their individual lease. Where the decant will be temporary, the Council will consider offering the leaseholder temporary accommodation on the same terms as it would one of its tenants.

In other cases, the Council may need to use compulsory purchase powers to acquire the lease. In these scenarios, the rights of the leaseholder to compensation and rehousing will be determined by the terms of their lease, relevant legislation, and the Housing Allocations Scheme. Information about compensation is given in section 17 below. A duty to secure suitable alternative accommodation may arise under section 39 of the Land Compensation Act 1973 in certain cases where displacement is permanent and, where compulsory purchase is used, the leaseholder may fall into Band 2 (when displacement is 6-12 months away) or Band 1 (when displacement is less than 6 months away) of the Allocations Scheme.

The options will have to be determined on a case-by-case basis. Ultimately if the Council's ability to discharge its repair and maintenance responsibilities (likely to include major works to the structure of the

building) were hindered by a leaseholder, the Council would be compelled to take legal advice.

Where a property is owned by a leaseholder and is due to be demolished, the Leaseholder is entitled to 10% of the market value of their interest, subject to a maximum and minimum (in accordance with section 30 of Land Compensation Act 1973 and the Home Loss Payments (Prescribed Amounts) Regulations 2021).

If the Leaseholder does not accept the valuation agreed between their valuer and or the Council's valuer, they will be deemed to have rejected the Council's offer to buy by agreement. The Council will apply for a Compulsory Purchase Order to be made.

7. Decanting occupants who are not Council tenants or leaseholders

The Council has no automatic right or responsibility to decant occupants who are not the tenant or leaseholder of the Council except in the circumstances described in sections 8 and 9 below. If such a situation arises, the Council will consult at the earliest opportunity and strive to agree an equitable solution voluntarily. If the occupants are tenants of a Council leaseholder, then the Council will negotiate directly with the leaseholder.

Where a repair to a Council property requires the temporary relocation of a neighbouring non-Council household, the Council will discuss and negotiate the terms of this with the neighbour.

8. Rehousing owners of residential properties

The Council will not automatically re-house owner-occupiers of residential properties which are purchased as part of a redevelopment scheme. Opportunities for owners who express a preference to return to the scheme will be explored but are not guaranteed.

Owners who live elsewhere will receive financial compensation in accordance with current legislation but will not be offered alternative housing on the scheme to purchase.

Former owners can apply to the Council's housing register and will receive housing advice including low-cost home ownership options. If their former home was purchased compulsorily, a duty to secure suitable alternative accommodation might arise under section 39 of the Land Compensation Act 1973 and they may, depending on the circumstances, qualify for Band 1 or Band 2 under the Housing Allocations Scheme.

9. Re-housing private tenants

If the Council is using compulsory purchase powers or making prohibition/demolition orders, a duty to secure suitable alternative accommodation for a displaced private tenant might arise under section 39 of the Land Compensation Act 1973.

Otherwise, private tenants on a redevelopment site will be offered advice and assistance if necessary, to find alternative privately rented accommodation and/or

to apply to the housing register by completing a housing application form.

The Council will aim to identify early in the process if there are any legal restrictions on the landlord being able to end the tenancy (e.g., notice periods required in the contract) as these may affect the timetable.

The Council reserves the right to consider obtaining a Compulsory Purchase Order to bring about the end of such private tenancy agreements.

10. Decanting tenants who have breached their tenancy

The Council will not refuse to decant a tenant due to rent arrears or other debt or Anti-Social Behaviour, however, any rent arrears owing can be deducted from home loss payments if these are applicable. If a tenant has rent arrears with a suspended possession order, they will be expected to pay rent in accordance with the terms of the Court Order.

The Council will not decant tenants who have a Court Order for outright possession.

11. Applying for rehousing

Everyone due to be rehoused under this Policy must provide adequate information for officers to determine their priority in accordance with the Council's Allocations Scheme by completing a housing application form. All households to be rehoused under this policy must be assessed by and then be registered with the Council.

12. Redesignating Housing

This section only applies where a housing scheme, block or property is being redesignated (e.g., from age restricted to general needs) AND where there is no requirement for tenants to move to another home. It only applies to Council tenants.

All tenants concerned will be advised in writing of the redesignation and a record will be kept by the Council of all tenants that this may apply to.

If any affected tenant, within 2 years from the date that the redesignation begins, wishes to move to another property with the same designation their home used to have, they will be given priority in accordance with the Housing Allocations Scheme.

13. When will the Council start to rehouse affected occupiers?

The Council will produce a decant timetable on an individual scheme basis so that all affected households are aware of any deadlines. Whilst the Council will do all it can to rehouse households quickly, it will also be in the interests of households to consider properties that give them a realistic chance of rehousing within the timescales identified.

14. Amount of Payment

The amount of compensation available under a home loss payment is determined by Government regulations as set out in The Home Loss Payments (Prescribed Amounts) (England) Regulations 2020.

15. Communication and Consultation

- 15.1. Any major refurbishment project or regeneration scheme requires tenants, homeowners, officers, and Councillors to work together.
- 15.2. The Council will ensure affected residents have the details of how to contact the Council in relation to proposals and works
- 15.3. The Council has a duty to consult and actively engage with its tenants. Initial consultation with tenants will be at a time when proposals are at an early stage and the level of active engagement can vary. The Council has a legal obligation under Section 105 of the Housing Act 1985 to consult with its tenants when they are substantially affected by a matter of housing management. This includes the decommissioning of Council housing stock. The Council must consider the views tenants provide before making any decisions on those proposals.
- 15.4. In general, consultation and communication with homeowners will take place alongside that carried out with the Council's tenants.
- 15.5. Information concerning a refurbishment or regeneration scheme will be available to all households at an early stage and further detailed information will be shared as soon as available. This information will include details of the works or scheme, timescales and, if appropriate, phases.
- 15.6. Formal consultation will be carried out in accordance with current legislation, and tenants will be given a minimum of 28 days in which to respond. These time periods are in addition to any formal periods of notice which have to be given. During this consultation period, all households will be visited or contacted by an officer of the Council and will receive advice and information on:
- What the regeneration/refurbishment of the area is about and why it is being undertaken
 - When it will be done
 - The decanting policy and process
 - What re-housing options there are and how to apply or progress your preferred rehousing option
 - What the Council will do to help households prepare for decanting and
 - Names and contact details of officers
- 15.7. The outcome of the consultations will be reported back to tenants and residents in an appropriate format (without identifying comments made by individual respondents).
- 15.8. The Council will carry out an Equality Impact Assessment in relation to each regeneration scheme and the use of this Policy. Action will be taken to mitigate the impact of any negative outcomes identified.
- 15.9. In the event of an emergency decant, a period of consultation is unlikely to be appropriate and therefore will be limited to discussions with tenants in respect of emergency alternative accommodation and securing possessions and any pets.

16. Involvement of Ward members

- 16.1. Major decant projects (those involving more than four properties) will involve

local district councillors who will be sent copies of letters consulting residents and will be invited to any formal consultation meetings with residents. They will receive a copy of the consultation outcome provided to the residents.

16.2. Ward Councillors can play an effective role in engaging and consulting with residents and are invited to support these activities, in particular in facilitating information exchanges and progressing activity by, for example, helping to ensure that plans and processes are understood and that residents are engaging with the Council.

16.3. The Council wants to build confidence in plans for new housing which will replace existing decommissioned properties. Ward members will be consulted at appropriate points in the plans for new homes on those sites.

17. Compensation

This section summarises the effect of legislation and it is necessary to refer to the legislation for a definitive statement of the law.

17.1. **Home Loss Payment** – this is a statutory fixed payment, under Sections 29-33 of the Land Compensation Act 1973, paid in recognition of personal upset and distress caused by displacement. Council tenants and leaseholders may be eligible where they are decanted; owner-occupiers and private tenants may be eligible where the Council is using compulsory purchase powers or making prohibition/demolition orders; and private tenants may be eligible where they lose their home because the Council acquired it from their landlord by agreement. It will only be paid for permanent moves, where the following criteria are met:

- The resident has occupied the property as their sole or main residence for a period of one year prior to the date of displacement; this may include a previous period when the resident was a resident in the property under another person's tenancy
- The move is permanent and as a result of redevelopment, regeneration, or compulsory purchase
- Lodgers and non-secure licensees do not qualify for home loss payments
- Sub-tenants do qualify for a home loss payment but if they share any accommodation with the tenant e.g., kitchen or bathroom or living room, they are only entitled to a share of the home loss payment. If the sub-tenant occupies self-contained accommodation within the tenant's house a full home loss payment must be paid to each person
- Joint tenants are only entitled to one home loss payment
- If a permanent move is a voluntary decision as a result of repair work, the resident is not entitled to a home loss payment
- If a resident is evicted prior to being permanently moved, they will not receive a home loss payment
- If the resident is a statutory successor, the home loss payment entitlement period

begins from the start date of the original tenancy rather than the succession date

- Where a resident is not entitled to home loss for permanent displacement, they may still be entitled to a disturbance allowance (see below)

17.2. Qualifying residents are entitled to a lump sum payment per household as a home loss payment. The amount is prescribed by The Home Loss Payments (Prescribed Amounts) (England) Regulations 2020. Owner-occupiers who own the freehold or a lease with at least three years to run are entitled to 10% of the value of their freehold or lease up to a maximum specified in the Regulations and any other resident is entitled to a fixed sum specified by the Regulations.

17.3. Claims will be processed as soon as the resident takes up occupation of their new home. Given the thresholds are subject to change annually by the Secretary of State, the levels of payment will be reviewed each time this policy is used.

17.4. In exceptional circumstances the Council may be able to make a partial advance payment.

17.5. Any rent arrears will be deducted from the home loss payment.

17.6. A tenant will not qualify for any home loss compensation payment if:

- They are living in the affected property on a temporary tenancy (under Part VII of the Housing Act 1996) because they are homeless
- They are there on a decant move from another address and have been living at the property concerned as their only or main residence for less than a year
- They moved in after the decision to carry out the decommissioning work was formally made by the Council and they were advised in writing of this decision
- they have an introductory tenancy.

Council tenants who are not entitled to a home loss payment only because they have not lived in the affected property long enough to qualify in law may receive an ex-gratia lump sum payment. The amount to be compensated will be at the Council's discretion. This only applies if the tenant is not listed in the group of tenants who do not qualify for a home loss compensation payment and listed in this Policy.

If a tenant is due to move out temporarily, and then return to the original site, the home loss payment will only be paid once, in accordance with legislation. Where the Council is redesignating its housing stock and the tenant chooses to leave the property but does not have to, home loss compensation will not be paid.

Housing and Council Tax benefit claimants

National Housing Benefit regulations state that home loss compensation is counted as capital for Housing and Council Tax benefit purposes. It is the legal responsibility for claimants to advise the relevant authorities as soon as they receive this increase to their capital. A list of recipients of home loss compensation paid due to the decommissioning of Council housing stock will be disclosed to the relevant authorities.

17.7. **Disturbance Payment** – this is intended to compensate residents, under the Land Compensation Act 1973, for their actual expenses with moving, up to a maximum payment level. It is applicable to both permanent and temporary decants and is payable to the same range of residents as are entitled to home loss payments. The resident need not have lived in the property for 12 months but has to be the occupier at the time of the decision to move. The basis of the disturbance payment is to ensure the resident is not financially out of pocket due to the move

17.8. The payment will be made after production of receipts and paid to the resident. Where appropriate, consideration will be given for payments to be made directly to a company (e.g., for removal expenses). In such cases, two estimates will be required, and the company will be paid following receipt of an invoice. Disturbance payments will not exceed the value of home loss payments as specified in statutory law at the time of the move. The list of items that is considered reasonable in relation to Council tenants under the Land Compensation Act 1973 is shown below:

- Removal costs from the current home to the new home. For vulnerable residents this may include additional support, such as furniture packing and unpacking.
- Redirection of mail for each authorised surname living at the address
- Telephone and internet disconnection and reconnection.
- Disconnection of television aerials and satellite dishes connected to either an existing television or that allows the proper operation of television equipment. Reconnection only applies with the express approval of the landlord at the new address.
- Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnections to be carried out by a suitably qualified tradesman.
- Curtain and carpet options: It is generally expected that relocating residents will refit existing carpets where possible and the costs of this will be covered by the Disturbance Payment. However, where this is not possible, the costs of new carpets to an equivalent standard will be covered through the Disturbance Payment. The existing carpet will be assessed, and a quote obtained on this. Any additional rooms in the new home will be carpeted but the cost will be deducted through the Home Loss Payment if applicable.
- Special locks and alarm refitting if these are currently fitted at the old property. They must be dismantled and refitted by a qualified locksmith or recognised Alarm Company and all locks and alarms must meet the relevant British Standard for security. Front door and window grilles would not be covered.
- Home improvements that have been notified and approved by the Council, less the cost of depreciation.
- Dismantling and re-fitting of fitted resident-owned furniture (such as kitchen units and wardrobes).
- Any extra cost of new school uniform if moved to a different area, which necessitates a change of school (supported by letters from the respective schools)
- Where the costs of adaptations in the home were previously met by the tenant, the Council will reimburse the tenant subject to relevant receipts being available
- Reimbursements for wage or salary loss on the day of removal, provided

- loss of earnings is certified by the employer, for up to 2 members of the household
 - Other reasonable costs incurred by the tenant if approved in writing by the Council prior to the costs being incurred, for example, travel to viewings and replacement of sheds and outside furniture that cannot be dismantled.
- 17.9. Council tenants facing permanent rehousing will be entitled to compensation comprising both a Home Loss Payment and a Disturbance Payment.
- 17.10. Council tenants facing temporary rehousing are entitled to compensation by way of a Disturbance Payment only and will not be entitled to a Home Loss Payment. Payments relating to storage and home-to-school transport will be considered on a case-by-case basis.
- 17.11. All compensation payments will require a written claim form from residents (and in the case of Disturbance Payments, production of original and company signed receipts) and will be paid upon them moving into suitable alternative accommodation
- 17.12. All payments (including those made at the discretion of the Council beyond those required by law) may be offset, wholly or partly, against debts owed. Exceptions to this will be considered on an individual case basis. Where the above criteria are not met, the Council may consider discretionary payments on an individual basis.

18. Practical Help for Council Tenants to move home

- 18.1. This help is in addition to any financial help and is available to Council tenants where Council Housing is being decommissioned. Each scheme will have a dedicated officer who will support and advise Council tenants through this process as appropriate.
 - a) Assistance to view the property offered to them
Every applicant will be given the opportunity of an accompanied viewing of any property that they are offered.
 - b) Housing Benefit Claims
If a tenant is in receipt of Housing Benefit, the Council will consider whether housing benefit is payable on two homes at once if there is a period of overlap in the moving process. An officer will assist the tenant in applying for this.
 - c) Packing and Removals
The reasonable expenses of this will be met by a disturbance payment. Before the move is due, tenants will be provided with information on:
The process of choosing a removal company and booking a move.
What the tenant's responsibilities are to be ready for the removal; for example, to empty, defrost and clean their fridge and freezer before the removal company is due to arrive.
What a removals company will not want to move, or will not be insured to move, for example pets, jewellery and hazardous materials or items.
What the tenant is responsible for moving to their new property (those items that the removals company will not move).
For those who need (and agree to) this help, an officer will assist with the

booking of the removal. In cases of financial hardship, the Council may consider paying a removal company direct. Where this happens, the Council will then deduct the amount paid to the company from the disturbance payment due to be paid to the tenant concerned.

d) the tenant is responsible for clearing their belongings from the property and for ensuring vacant possession of that property. Any items left behind will be cleared and disposed of. Tenants will not be able to reclaim them or the value of them once they have been left in the property. The costs of clearance and disposal will be charged to the tenant.

e) Care packages

An officer will work with relevant services with the aim of ensuring that all elements of any care package remain intact during and after the move.

f) Advising organisations of new address

It is the tenant's responsibility to advise all relevant persons and organisations of their new address.

g) Settling in

An officer will visit on the day of the move to check all is running smoothly. They will also undertake an initial settling in visit within 6 weeks of the move. Where households have been identified as requiring additional support, the number and frequency of settling in visits will be increased.

19. Practical Help for Owner-Occupiers to move home

The Council is not obliged by law to provide any practical assistance to owners to move home. In the case where homes in an area are being decommissioned, an officer will be appointed to support this process although they will not provide mortgage or financial advice. Any legal agreement with the Council for the purchase of their property will include the requirement to clear all belongings from the property. If the owner is an older person, has disabilities or is in another way vulnerable, and likely to have difficulty with the move because of this, they will (with that person's agreement) be referred to adult social care and/or an appropriate housing support service. General advice will be available from the Council's Housing Service on:

Housing options

Accessing a solicitor and getting information on legal rights

Benefits entitlement

Completing forms and legal paperwork

Checklist of what to do when moving home.

The processes involved in compulsory (or voluntary) purchase

Accessing financial advice, including ensuring that there is somewhere safe to deposit any capital sums received.

20. Disabled Council Tenants and adaptations

If the new property does not require any adaptations, the tenant will be expected to move into the property as normal.

If adaptations are required before the tenant can move in, the tenant is expected to move as soon as those are completed.

In each case, the tenant will need to sign an undertaking to the Council agreeing to accept the property once the adaptations have been carried out.

The decision on the adaptations required is the responsibility of the Council having regard to reports and advice from a qualified occupational therapist.

21. Managing empty properties on site

- 21.1. This will be determined by the Head of Housing on a site-by-site basis. The point of handover to developers or contractors will be for negotiation. Until that point, the Council remains responsible for the property. Security will be considered once the decision has been made to decommission the site. Appropriate security measures will be applied to properties and to the site as a whole.

22. Garage and parking spaces rented from the Council

Tenants who have a garage or dedicated parking space should give at least one weeks' notice to end their tenancy of (or update their address and contact details for) that. If the tenant is moving temporarily and returning to live at the site, they can continue to have it held in their name.

23. The 'Right to Buy' of affected Council stock

The Council has the right to halt the right to buy in certain circumstances.

- 1) Initial demolition notice: in accordance with legislation, the right to buy of affected Council Housing stock will be suspended from the date an initial demolition notice is served on the Council tenants concerned. It will stay suspended for as long as this notice remains in force. The suspension of any right to buy claim means, in law, that the Council cannot be required to complete the transaction.
- 2) Final demolition notice: This extinguishes the right to buy of these properties completely. Any prospective right to buy applications which are under way will not proceed. No new right to buy applications on these properties will be accepted.
- 3) Right to buy expenses: The tenant may have a right to compensation for certain expenses already incurred in the right to buy process. The Council will pay these expenses where required by legislation.
- 4) Preserved Right to Buy (PRTB): Right to buy is attached to the person rather than to the property. If a secure tenant is being permanently decanted, they will sign a new secure tenancy agreement and continue to have the right to buy. The calculations for any right to buy application will begin from the start date of their original secure tenancy and will continue into their new tenancy.

24. Equal Opportunities

An Equalities Impact Assessment, specific to the area of regeneration, will be completed for each major scheme.

Title: Decarbonisation of Council Assets
Lead Officers: Steve Partner and Dave Barber
Portfolio Holder: Councillors Jan Matecki and Alan Rhead
Wards of the District directly affected: All

Summary

This Council has an ambition to achieve net zero carbon emissions from its direct operations by 2025. This report sets out the proposed approach to decarbonising the Council's assets and specifically recommends how the money set aside from the Climate Action Fund for Asset decarbonisation will be utilised.

Recommendation(s)

- (1) That the strategic approach to Asset Decarbonisation, as set out in para 1.3 of Appendix 1 is agreed as the basis for future spending on non-housing assets decarbonisation and grant bids
 - (2) That the funds agreed from the Climate Action Fund at the Cabinet meeting in November 2021 be utilised to deliver the proposals set out in paragraph 10.1 (Phase 1) and 10.2 (Phase 2) of appendix 1
 - (3) That the scope of works for each project that is brought forward under 10.1 of appendix 1 incorporates an assessment of the expected carbon savings to be achieved.
 - (4) That authority is delegated to the Head of Assets in consultation with the Portfolio Holder for Homes, Health and Wellbeing to agree specific schemes within the scope of paragraph 10.1 of appendix 1 (Phase 1) and within the budget identified in paragraph 1.8 below.
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1 Background/Information

- 1.1 At its meeting on 8th July 2021, the Cabinet agreed the following Climate Change ambitions:

Ambition 1 – Net Zero Carbon Council 2025: ensure the new South Warwickshire Council is net zero carbon within a year of its first elections (or both Council's separately by 2025), in the event that the Councils do not merge) and that services provided through contractors include carbon reduction targets to deliver net zero by 2030.

Ambition 2 – Low Carbon South Warwickshire 2030: to reduce net carbon emissions from across South Warwickshire by a minimum of 55% by 2030 and alongside this, plan how to further reduce carbon emissions to net zero by 2050.

Ambition 3 - Adaptation 2050: by 2050 to enable our environment and communities to have adapted to the potential of at least a 3 degrees rise in global temperatures by 2100.

- 1.2 Subsequently at its meeting in November the Cabinet agreed the joint Climate Change Action Programme (CCAP) which set out the first steps towards achieving the ambitions. The CCAP included a commitment at 1.1 to develop a deliver an Assets Decarbonisation Plan comprising a programme of works for decarbonising all Council buildings. Alongside this, Cabinet agreed to set aside approximately £450,000 over two year (2022/23 and 2023/24) from the Climate Action Fund to support this work – recognising that in reality the total cost of decarbonizing the Council's assets will be far higher and that other sources of funding such as grants will also be required.

- 1.3 Emissions from WDC/SDC's building assets accounted for more than 3000 tonnes of CO2e emissions in 2019/20. Excluding contractor emissions, this amounts to around 85% of the Councils' overall carbon emissions. The proposals set out in Appendix 1 seek to provide the framework for decarbonising assets through the following stages:

Making every kWh count: -

There are numerous small changes that staff and managers can make which will make small savings. Initiatives such as turning heating down slightly, ensuring electric equipment is modern and turned off along with lights, when not in use

Quick Wins:-

Look at existing proven means of reducing carbon usage with minimal spend against maximum effect. Lighting, reviewing Building Management Systems (BMS) and reducing water flow are typically effective.

Alterations to assets:-

This will look at physical improvements to the structure and physical use of assets to improve heat loss by whatever means. Installation of PV units would be included in this.

Change from fossil to non-fossil fuel systems:-

Investing in new systems and to reduce fossil fuel for heating with changing heating systems, but also of looking at reducing the non-fossil fuel usage in other systems such as cooling systems.

- 1.4 Appendix 1 provides some analysis of the opportunities and costs associated with specific buildings and proposes that in the first instance two main strands of work are pursued.

- 1.5 **Strand 1 - Addressing opportunities in relation to "making every kWh count" and "Quick Wins"**. These are predominantly relatively simple and easily undertaken which:-

- Do not require significant specialist input and can therefore be undertaken by the Councils' in-house property professionals.
- Can be carried out relatively easily and so do not require significant consultation with numerous stakeholders/third parties
- Do not require planning or other applications other than those that are self-certifiable.
- Still give good reductions in carbon usage
- Do not have excessive pay-back periods.

1.6 **Strand 2 – Addressing alterations to assets.** This strand has two sub-sections

- Phase 1 - Work to the fabric which will improve insulation and reduce heating costs.
- Phase 2 – Works involving changes to the heating systems.

In both cases, these projects will:-

- Deal with whole building solutions.
- Involve consultations with other stakeholders
- Are complex projects requiring specialist consultants to appraise, design and to cost.
- Require longer term planning and will involve consents such as Listed Building etc with potential to impact on timescales
- May need advice when making any future grant applications

1.7 It is recommended that the councils proceed with both strands simultaneously but with the knowledge that the works in Strand 2 will take a good deal longer to come fruition. Strand 2 works will also be significantly more expensive both in preparing schemes and delivering the works.

1.8 It is proposed that the £225,000 available from the WDC Climate Action Fund for 2022/23 is utilised as follows:

Phase 1: It is intended to utilise £165,000 to:

- Review and change all lighting units to all properties to LED systems and where possible daylight and/or motion sensor controls.
- Implement simple initiatives to reduce heat loss such as replacement of door and window seals and opening systems
- Install PV panels wherever these can be effective
- Review heating controls and upgrade these as appropriate
- Review cooling systems and change to more efficient systems where possible

1.9 Phase 2: It is intended to set aside £60,000 (which will be used in conjunction with £30,000 from Stratford DC) to develop a detailed and prioritised programme of works. The highly technical nature of developing such a programme means that we will need to draw on external expertise. This programme will form the basis for future funding and investment decisions. It will also underpin the Councils' proposals for future phases of the Public sector Decarbonisation Fund.

1.10 Whilst it is not possible at this stage to be specific about the level of financial or carbon savings Phase 1 will achieve, the scope of works for each project will include an assessment of both financial implications and carbon savings. This will be key in deciding on the scheme's value for money and therefore whether to proceed. The total carbon savings achieved will be monitored and reported at least annually as part of the Service Area Planning reporting.

1.11 It should be noted that a number of the initiatives proposed involve improvements to electrical systems (such as lighting). As the Council utilises a green electrical tariff (100% renewable electricity), these initiatives will not impact directly on the Council's carbon emissions. However, they are important in terms of the decarbonisation of public sector buildings as a whole and will reduce the UK's overall carbon footprint.

- 1.12 Further, some of the Phase 1 schemes have the potential to reduce the Councils' energy costs. In these cases, it is proposed that a careful record of all the financial savings achieved is kept and that these savings are used to support the case for initiatives within Phase 2 that could give rise to increased revenue costs. This may be necessary because a number of the proposals in Phase 2 (for instance replacing gas heating systems with electrical based systems such as heat pumps) may increase annual running costs as a result of the current differential in the costs of gas and electricity.

2 Alternative Options available to Cabinet

- 2.1 The Cabinet could decide to agree a different strategic approach to decarbonisation of assets. For instance, as an alternative the strategy could be to purely focus on a building by building approach. However, this is not recommended as there would be a need to carry out detailed and highly technical assessments before any work can be implemented. This would hamper the potential to achieve quick wins from the start.
- 2.2 A further alternative would be to carry out all the work in house. Whilst this would reduce the risks associated with the procurement of the phase 2 technical expertise, it is unlikely to provide such a robust programme of works as the in-house expertise is limited and resources are already stretched

3 Consultation and Member's comments

- 3.1 The proposals set out in this report provide detail on a key element of the Climate Change Action Programme agreed by Cabinet in November 2021. The Portfolio Holders for Climate Change and Housing have been consulted on the report and have supported its proposals.

4 Implications of the proposal

4.1 Legal/Human Rights Implications

- 4.1.1 The procurement processes associated with commissioning the work required for Phase 2, will be undertaken on behalf of Warwick and Stratford-on-Avon District Councils in accordance with Warwick District Council's code of procurement practice.

4.2 Financial

- 4.2.1 The costs detailed in paragraph 1.8 can be met through the Climate Action Fund for 2022/23. This is consistent with the level of budget identified in the Climate Change Action Programme report agreed by Cabinet in November 2021.
- 4.2.2 It is recognised that there are likely to be future costs associated with Asset Decarbonisation that will exceed the budgetary provision made in the November 2021 cabinet report. Until the study proposed under Phase 2 is complete, the full cost of this is not known. Further the potential for grant funding to support those costs is not currently known. Therefore, once the Phase 2 study has been undertaken a further report will need will be brought to propose a prioritised and costed programme of works to achieve the 2025 Net Zero Carbon ambition.

4.3 Council Plan

- 4.3.1 The core purpose of these proposals is to reduce the Councils' carbon emissions as part of the response to the climate emergency in line with the Council's Business Strategy.

4.4 Environmental/Climate Change Implications

- 4.4.1 The proposals in this report have been developed to directly address the Councils' climate change ambitions and the specific action area associated with Assets Decarbonisation set out in the CCAP.

4.5 Analysis of the effects on Equality

- 4.5.1 There are no impacts on equality associated with this report

4.6 Data Protection

- 4.6.1 There are no data protection of the proposals

4.7 Health and Wellbeing

- 4.7.1 The proposed changes to buildings will be carried in in a way that fully takes account to the needs (including health and wellbeing) of building users.

5 Risk Assessment

- 5.1 Phase 1: the main risk associated with Phase 1 of the Strategy is that the carbon savings will be limited due to the scale of the schemes. As a result, more significant reductions in the Council's carbon footprint may be reliant on phase 2.
- 5.2 Phase 2 also has some significant risks. A previous procurement exercise undertaken by WDC for a broadly similar study failed to identify any suitable suppliers. As a result, there is a risk that we will not be able access the expertise we require to develop a programme of works. A further risk associated with phase 2 is that at the moment we do not know the likely cost of these decarbonisation works and to what extent this will be affordable. It is likely that we will need to be reliant on external funding (such as Public Sector Decarbonisation Fund (PSDF) grants) to deliver the significant parts of the programme. Whilst the Government Build Back Greener Strategy has signalled that there will be further rounds of the PSDF, the timing, criteria and level of funding available is not known.
- 5.3 In combination the risks set out in 5.1.and 5.2 above means that there is a high level risk that the ambition of achieving net zero carbon for our organisation(s) by 2025 will not be achieved. In preparing the proposals set out in Appendix 1, officers have been very conscious of that ambition and believe that the proposals offer the most effective way of both making practical progress now (through Phase 1 quick wins) and planning for the medium term improvements and grant opportunities (through the Phase 2 work programme).

6 Conclusion/Reasons for the Recommendation

- 6.1 This report sets out how the Councils plan to reduce carbon emissions from the non-housing building assets by providing the basis for investment in quick wins, as well as setting the framework for future investments and grant bids. The phase 1 proposals are expected to make significant impact on the Councils' carbon emissions during 2022/23. The precise extent of this will be monitored throughout the as the scope of works for proposals are brought forward. The

implementation of Phase 2 is expected to accelerate process as heating systems are decarbonised. This will provide the route toward achieving the ambition of being a net zero-carbon organisation by 2025.

Appendices

Appendix 1:

Report Information Sheet

Please complete and submit to Democratic Services with draft report

| | | |
|---|--|---|
| Committee/Date | Cabinet – 10 th February 2022 | |
| Title of report | Assets Decarbonisation Plan | |
| Consultations undertaken | | |
| Consultee *required | Date | Details of consultation /comments received |
| Ward Member(s) | | |
| Portfolio Holder WDC & SDC * | 19/1/22 | Support subject to minor amendments |
| Financial Services * | 14/1/22 | Support subject to minor amendments |
| Legal Services * | 14/1/22 | Support subject to minor amendments |
| Other Services | | |
| Chief Executive(s) | 14/1/22 | |
| Head of Service(s) | n/a | |
| Section 151 Officer | | |
| Monitoring Officer | 14/1/22 | Support subject to minor amendments |
| CMT (WDC) | 17/1/22 | Support subject to minor amendments |
| Leadership Co-ordination Group (WDC) | 24/1/22 | |
| Other organisations | | |
| Final decision by this Committee or rec to another Ctte/Council? | Yes | |
| Contrary to Policy/Budget framework | No | |

| | | |
|---|-----|--|
| Does this report contain exempt info/Confidential? If so, which paragraph(s)? | No | |
| Does this report relate to a key decision (referred to in the Cabinet Forward Plan)? | Yes | |
| Accessibility Checked? | | |

Carbon Reduction Resume for Stratford and Warwick District Councils

Overview

Climate Change and the impact on this from the burning of fossil fuels is the greatest worldwide challenge of the age. Stratford and Warwick District Councils have embraced the challenge and this resume looks at the means of reducing carbon usage in the assets that the councils have direct control of.

There are other initiatives being undertaken to look at via other departments and there may be some interchange between the assets and other teams in order to ensure maximum benefit from any proposed works. These initiatives range from installation of EV points in conjunction with Warwickshire CC to Working with local suppliers to provide PV electricity.

This resume looks at a wide range of possible areas within the assets held by the councils where works can be carried out to their buildings. Such works need to show a reasonable rate of return. This could be on the basis of cost or return on reduced carbon usage. This rate needs to be reviewed regularly.

In essence, we are looking at a 4 stage approach to reduce carbon usage within the overall district. These can be summarised as:-

Making every kWh count: -

There are numerous small changes that staff and managers can make which will make small savings. Initiatives such as turning heating down slightly, ensuring electric equipment is modern and turned off along with lights, when not in use

Quick Wins:-

Look at existing proven means of reducing carbon usage with minimal spend against maximum effect. Lighting, reviewing Building Management Systems (BMS) and reducing water flow are typically effective.

Alterations to assets:-

This will look at physical improvements to the structure and physical use of assets to improve heat loss by whatever means. Installation of PV units would be included in this.

Change from fossil to non-fossil fuel systems:-

Investing in new systems and to reduce fossil fuel for heating with changing heating systems, but also of looking at reducing the non-fossil fuel usage in other systems such as cooling systems.

1. Introduction

- 1.1. This is a brief overview of the council owned building of both Stratford and Warwick District Councils (SDC & WDC). The buildings subject of this review are limited to those where the respective council either has direct control over the building or where there is a good prospect that the council can liaise with the tenant/management organisation occupying the property.
- 1.2. The review will take into consideration not only the direct means of carbon reduction, but also items where the reduction is indirect or some way down the line from the council itself

but where actions by the council will have an influence over total environmental issues

2. Basis for Assessments

- 2.1. The data for major properties owned by Warwick DC are part of the Nottingham City Council Energy Services audit
- 2.2. Those for the remaining WDC and Stratford DC are taken from the various meter readings which are generally taken by staff on a monthly basis.
- 2.3. It should be understood that usage will fluctuate not only from month to month, but from year to year. However, it must be assumed that, in terms of percentage use, there will be less of a fluctuation.
- 2.4. Similarly, the cost of electricity and gas has risen over the last 12 months, but the percentage of each is unlikely to be significantly different as the rises have been fairly much the same for each.

3. Purpose

- 3.1. To set out the Councils' strategic approach to decarbonising its assets with a view to prioritising resourcing and being in the best possible position for future grants and other funding opportunities.
- 3.2. To look for the best way in which carbon reduction can be achieved within the built environment of WDC & SDC
- 3.3. Although cost is an important factor, we need to consider the overall way in which we can achieve the most reduction in the quickest time.
- 3.4. We also need to look at existing equipment, for example, if new units have recently been installed, then improvements to control might give better value results as a pose to immediate replacement.
- 3.5. It also need to be accepted that some of the possible changes will be much longer term projects needing a good deal of planning and consultancy costs.
- 3.6. Whilst it is true that both councils now use electricity from a 'Green' supplier, this in no way negates the overall universal need to reduce carbon usage wherever possible. Not only do we want to reduce our slice of cake, but help to reduce the size of the cake itself.

4. Overall Strategy

- 4.1. It would be easy to state that our overall strategy is to decarbonise the South Warwickshire area. This would be to ignore the reality of the situation. Any strategy must be based on real life and the possibilities offered at the time.
- 4.2. Part of our strategy is also to prepare full details and proceed as far as possible with all schemes so that they are in a state ready to go. The reason for this is that Government Grants become available at relatively short notice and applications need to be as fully prepared and costed as possible.
- 4.3. We need to match our strategy to the assets that we hold and to reflect the various ways in which decarbonisation can be achieved. It is not the case of 'One Size Fits All'.
- 4.4. Specific work streams can easily be looked at over the entire asset estate. So the replacement of light fittings to new with LED lights, alteration to BMS systems etc all have the same performance specification of delivery so can be carried out over the estate.
- 4.5. Due to the diverse nature of the Councils' assets, much of the other potential works are specific to the asset itself. This is particularly true of the major sites in Leamington. Thus each site will need to be considered as individual units. There may be some complimentary works, but these could be joined in a single contract.

- 4.6. In general terms therefore, our strategy for assets is:-
- 4.6.1. Look at Quick Wins especially where there is a communality across asset types.
 - 4.6.2. Look at building elements where there is a communality across asset types.
 - 4.6.3. Review longer term systems, especially heating which have high capital costs and high degrees of difficulty in making changes.

5. Properties to be reviewed

- 5.1. As will be appreciated, the public property portfolio of each council is quite different. WDC is a more urban council with significant urban populations whilst SDC is much more rural council with one main centre and several small towns.
- 5.2. In looking at properties, this review is concentrating on sites where the relevant council has total or significant control of the building. There are other sites such as Leisure Centres where it is believed that the council may have some influence.
- 5.3. The data analysis on a number of WDC buildings was carried out in 2019 and this includes information not only divided between gas and electricity, but also details various electrical use classes. These sites are:-
 - Riverside House
 - Town Hall
 - Royal Pump Rooms
 - Royal Spa Centre
 - Temperate House
 - Crematorium
- 5.4. The remaining properties or groups of properties listed below only have a division between gas and electrical use. However, we can guess, based on the type, the approx. split of use. Indeed many of these have only one or two uses, for example Multi-Story Car Parks will use electricity principally for lighting and to power any lift
- 5.5. The list of commercial properties follows.

| Site | Type of info * | Services | Top 2 energy uses | Comment |
|------------------------------|----------------|--|---------------------|---|
| Warwick | | | | |
| Royal Pump Room | Detailed | Mains Gas Mains Electricity | Heating Lighting | Currently subject to bid works to carry out flat roof replacement including increased insulation. |
| Town Hall | Detailed | Mains Gas Mains Electricity | Heating Lighting | Subject to a potential Future High Street Fund project. |
| Crematorium | Detailed | Gas furnace with Biomass back-up Mains Electricity | Cooling Lighting | The gas furnace has a heat transfer system for heating and the Biomass system takes advantage of reduction in fossil fuel. Electric use only is to be considered. |
| Riverside House | Detailed | Mains Gas Mains Electricity | Heating Lighting | Action to be held until a decision is made about its future use. Some replacement of lighting is taking place at present |
| Royal Spa Centre | Detailed | Mains Gas Mains Electricity | Heating Lighting | Directly controlled by WDC |
| Temperate House | Detailed | Mains Gas Mains Electricity | Lighting Cooling | Currently subject to a bid under the Government Decarbonising Scheme for heating only. Part let out to catering company. |
| Pageant House | Partial | Mains Gas Mains Electricity | TBC | Leased to WTC with several users. WDC retain an office and common parts. |
| Newbold Pavilion | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence and will possibly be re-developed Gas readings only. |
| Althorpe Enterprise Hub | Partial | Mains Gas Mains Electricity | TBC | Modern building run by WDC |
| Edmondscote Track | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence. Gas readings only. |
| 26 Hamilton Terrace | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Occupied by WDC Gas readings only. |
| Arts Building (Spencer Yard) | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Gas readings only. |
| Lillington Old Library | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence which is being reviewed. Gas readings only. |

| Site | Type of info * | Services | Top 2 energy uses | Comment |
|---|----------------|--|---|--|
| Warwick | | | | |
| Victoria Park Bowls Pavilion | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Shared occupancy. Gas readings only. |
| Jubilee House | Partial | Mains Gas Mains Electricity | TBC | Variety of occupants inc Kenilworth TC, MP, Foodbank etc. There is a possible heating replacement scheme. |
| Alarms Control, Stockton Grove | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | Assumed Lighting Computer cooling | Gas readings only. |
| South Lodge, Parade | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence Gas readings only. |
| Community Centre, Saltisford Gardens | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence Gas readings only. |
| Community Centre 2, Beauchamp Road | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence Gas readings only. |
| Community Centre 1, Pickard Street | Partial | <i>Mains Gas</i> <i>Mains Electricity</i> | TBC | Held on Licence Gas readings only. |
| Leisure Centres | | Mains Gas Mains Electricity | Heating Lighting | Leased, but Have influence. |
| Multi-Storey Car Parks | Partial | Mains Electricity | Lighting Lifts | Covent Garden and St Peters |
| Public Toilets | Partial | Mains Electricity | Lighting | |
| Stratford | | | | |
| Elizabeth House | Partial | Mains Gas Mains Electricity | Heating Lighting | Action to be held until a decision is made about its future use |
| Information Centre | Partial | Mains Gas Mains Electricity | Heating Lighting | Modern building wholly used by SDC. |
| Greig Centre | Partial | Mains Gas Mains Electricity | Heating Lighting | SDC pay all electricity costs and re-charge to 4 users. The leisure centre pays its own gas bills for water heating |
| Other Leisure Centres | None | Mains Gas Mains Electricity | Heating Lighting | Held under management agreements with a single organisation. |

| Site | Type of info * | Services | Top 2 energy uses | Comment |
|-------------------|----------------|--------------------------------|---------------------|---|
| Warwick | | | | |
| Car Parks | Partial | Mains Electricity | Lighting Lifts | 2 multi-story car parks located in Stratford. Other towns have flat car parks with lighting |
| The Grange Hall | None | Mains Gas Mains Electricity | Heating Lighting | Southam Town Council offices |
| Venture House | Partial | Mains Gas Mains Electricity | Heating Lighting | Modern building, refurbished recently but needs further works. |
| Avenue Farm Depot | None | Mains Gas Mains Electricity | | Subject to re-negotiation of company running the contract. |
| Public Toilets | Partial | Mains Electricity | Lighting | |

* Detailed A complete breakdown of electrical use provided in 2019 by
 Partial Information available from meter readings in the financial year 2020-2021
 None No information obtainable, generally because the property is not run by the council
Italics Assumed Gas and Electricity but no electrical readings

6. Analysis of Information

- 6.1. In the first place, it is clear that there is a dichotomy between the amount of energy use against the cost of that energy. Putting it simply, in order to produce man made electricity, some other substance has to be heated so naturally electricity produced in this way ie in gas, coal or nuclear generators, will be more expensive. There is also the efficiency involved in the process to consider

Generating electricity by solar, wind or turbine has a lower cost though generally the capital cost per unit generated is higher than the tradition forms of generation.

- 6.2. In the short term then, reducing the use of electricity, whilst it will not cut the carbon use but will show a greater cost reduction per unit reduction
- 6.3. The following shows the %age of gas and electricity used together with the amount of energy saved if the electricity element were to be reduced by 50% (based on 2019 use and costs)

| Site | %age Gas | %age Elec | Energy save if 50% cut in elec use | Kg of CO ² Emission saved | Cost saved if 50% cut in elec use |
|------------------|----------|-----------|------------------------------------|--------------------------------------|-----------------------------------|
| Pump Rooms | 64 | 36 | 200,000 kWh/a | 46,628 | £27,500 |
| Town Hall | 65 | 35 | 70,000 kWh/a | 16,319 | £9,500 |
| Crematorium | 8 | 92 | 500,000 kWh/a | 116,570 | £26,000 |
| Riverside House | 43 | 57 | 310,000 kWh/a | 72,273 | £42,000 |
| Royal Spa Centre | 57 | 43 | 112,000 kWh/a | 26,111 | £15,000 |

- 6.4. Switching from Gas Heating to Electric Heating.
This is based on a ratio of 1:2.5 of kWh Gas to Electric.

| Site | kWh/a Gas | Cost/a Gas | Potential Saving in kWh | Potential Kg of CO ² Emission saved | Potential cost difference |
|---------------------|-----------|------------|-------------------------|--|---------------------------|
| Pump Rooms | 710,476 | £14,422 | 426,286 | 99,384 | 24,625.76 |
| Town Hall | 262,993 | £5,338 | 157,796 | 36,788 | 9,116.10 |
| Crematorium LPG Gas | 111,751 | £15,354 | 67,051 | 15,632 | -9,212.17 |
| Riverside House | 460,390 | £9,345 | 276,234 | 64,401 | 15,958.03 |
| Royal Spa Centre | 298,807 | £6,065 | 179,284 | 41,798 | 10,357.43 |

As can be seen, on the basis of a ratio of 1:2.5, there is a considerable increase in costs for using electricity for heating except in the case of the Crematorium where LPG is used whose cost per kWh is significantly higher than mains gas. The ratio needs to be in the order of 1:7.

- 6.5. Analysis of the various uses of electricity shows that, excluding the crematorium, the major use of electricity is to provide lighting. The %age figures are as follows

| Use | %age exc Crem | %age inc Crem |
|--------------------------|---------------|---------------|
| Lighting | 42% | 26% |
| Air Handling Inc cooling | 30% | 35% |
| Refrigeration | 1% | 16% |

| | | |
|-------------------|-----|-----|
| IT | 15% | 12% |
| Kitchen equipment | 9% | 5% |
| Hot Water | 1% | 3% |
| Other | 2% | 1% |

- 6.6. Whichever set of figures you take, clearly lighting and cooling are a major area of electric usage in the principal WDC buildings.
- 6.7. In the wider view, looking at carbon emissions over the larger range of units, we can see that here are some 25 locations where the total carbon emission exceeds 20k per annum. In WDC there is a mix of combined and electric only locations whilst in SDC, apart from Elizabeth House, all properties have electricity only.

7. Issues with Decarbonisation

- 7.1. Before looking at specific buildings within the WDC & SDC holding, it is Important to look at the issues involved in Decarbonisations. It is a complex area and involves areas such as :
- 7.1.1.Planning
 - 7.1.2.Building control
 - 7.1.3.Location of buildings
 - 7.1.4.Age and construction of building
 - 7.1.5.Ease of installation
 - 7.1.6.Ease of use/age of technology
 - 7.1.7.Cost/benefit
 - 7.1.8.Direct impact v indirect impact.
- 7.2. Looking at these in some detail, we start with:-
- 7.3. Planning.
In a number of buildings this is a significant consideration as they are either listed themselves or are in a conservation area. There is therefore both a time element and a cost element in making any changes to the external envelope. This means that some of the 'Easy Fix' item such as installing solar PV panels, altering cooling systems etc become more difficult or even impossible.
- 7.4. Building Control
Although not such an issue as planning, it must be born in mind that any significant alterations will need approval prior to commencement
- 7.5. Location of Buildings.
There are several issues to be considered here.
- 7.5.1.Does the building have any significant land around it? If so, then there will be space for providing easily accessible equipment such as heart pump units. Roof top installations are more difficult for many reasons including access, weight and visibility on Listed Buildings.
 - 7.5.2.Proximity of electrical supplies. If power is generated on site, then, unless there is battery storage, excess needs to be taken on the grid
 - 7.5.3.Power availability. If more electricity is required, then there needs to be sufficient spare grid capacity via the nearest sub-stations.
- 7.6. Age & Construction of building. Again there are a number of strands, mostly relating to the type of construction. For example, many large Regency or Victorian buildings have thick but solid brick walls but often very little floor or roof insulation. Improving these can be relatively expensive. Typical smaller non-cavity walls would need to be insulated either internally or externally, both significant projects. Finally, traditional sash windows are

notoriously difficult to insulate without changing the fenestration, very difficult/costly in listed buildings and often hard on others

- 7.7. Ease of installation. A matter of cost
- 7.8. Ease of use. Although some of the carbon reduction can be achieved by passive means, the major carbon use in our buildings is generally from the use of gas to heat them. Whether a heating system is updated or replaced, part of the savings will come from the way in which the heating is controlled. Thus, the control systems need to be easy for day to day management AND provide as much 'In Use' information as possible which should be in a way that the councils can easily analyse.
- 7.9. Cost/benefit. Any scheme for reduction needs to be fully analysed based on specific benefits which need to be designated by the council.
- 7.10. Direct v Indirect impact. When considering the impact of climate change and the councils' response, we need to look not only directly reducing our carbon usage directly by making changes to our buildings, but also of reducing the impact by looking at other means of helping the planet. These could include:-
 - 7.10.1. Facilitating the use of electric vehicles
 - 7.10.2. Reducing mains water consumption
 - 7.10.3. Ensuring materials used have as low an impact as possible whether looking at cleaning materials, desks or building materials

8. Possible means of Decarbonisation In WDC & SDC properties

- 8.1. The first point to make is that in decarbonising there will ultimately be an overall INCREASE in electricity use. How will this happen?
 - 8.1.1. Initially, works suggested below will seek to decrease the electric use and therefore carbon use.
 - 8.1.2. However at a later stage, the suggested way of reducing Gas use is to install heat pumps of relevant to the location.
 - 8.1.3. Industry standards indicate that the present rate of transfer for such units is 1:4 in other words for every unit of electricity 4 units of heat are 'generated'. However, this is a somewhat optimistic view and it is more likely that the ratio is 1:2.5 or 1:3
 - 8.1.4. This means that, in accordance with the 2nd law of Thermodynamics, you need to input power to create heat.
 - 8.1.5. In addition, installing EV points will add to the electric usage
- 8.2. Secondly, and to set against 1 above, clearly the carbon usage from gas will reduce, but not necessarily the cost.
- 8.3. Allied to carbon reduction, we also need to look at boosting our electricity generation. At present Elizabeth House is the main site where generation takes place via PV cell on the roof.
- 8.4. An extension to provide PV generation to other major buildings is contemplated via one of the following projects:-
 - 8.4.1. Partnership with a supplier
 - 8.4.2. Self-build
- 8.5. The details of this are subject to a separate detailed piece of work with the aim of reducing our overall spend on electricity.
- 8.6. Below is the list of buildings/sites where it is expected that either carbon use can be directly reduced, and/or where other systems can be installed in order to provide back-up power.
- 8.7. Riverside House and Elizabeth House have been excluded from this list as have buildings which relate to HRA, where other buildings whose future is in doubt and where the usage of carbon is below 20,000kWh/a.

- 8.8. It should be noted that this may include systems that reduce other usage such as water where the effect is not directly measured but which has an effect down the line by reducing treatment etc.
- 8.9. Some of the means of reducing carbon will mean that the council will need to take a more active role or sub-contract this to others. Instances of this would be:-
 - 8.9.1.BEM Systems Building Management Systems
 - 8.9.2.Water use controls which can reduce carbon usage directly and indirectly
 - 8.9.3.Other elements where indirect carbon reduction can be achieved.

Suggested works on the principal commercial assets. These are ranked in accordance with the following criteria:-

Criteria

- a. Cost
- b. Relative speed to initiate works
- c. Complexity of works
- d. Disruption to occupants/users
- e. Return

Ranks:-

- 1 Easy to carry out with low capital cost, good return on capital, minimal disruption
- 2 Some complexity/high cost but achievable without too much disruption
- 3 Work via a third party
- 4 High cost with low return on capital

| Capital Cost Parameter | Value | CO ² Parameter | A possible saving per annum of Kg of CO ² |
|------------------------|---|---------------------------|---|
| Low Cost | Cost of up to £200,000 or Ave of £30,000 per location | Low | A saving of less than 5,000 Kg of CO ² in total |
| Medium Cost | Cost of between £200,000 and £1.5m or Ave between £30,000 and £100,000 per location | Medium | A saving of between 5,000 and 50,000 Kg of CO ² in total |
| High Cost | Cost of over £1.5m or £100,000 per location | High | A saving in excess of 50,000 Kg of CO ² in total |

| Revenue Cost Parameter | Implication over time |
|------------------------|---|
| Decrease D | Revenue cost should reduce by more than 20% |
| Equal E | Revenue cost should not alter by more than 20% either way |
| Increase I | Revenue cost should increase by more than 20% |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|-----------------|---------|---|------|----------------------|-----------------|-----------------|------------------------------------|---|
| Royal Pump Room | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Insulation to roof now underway. Review other elements |
| | | Change air cooling system | 2 | 4 | Medium | E | Medium | Possible change to an evaporation system. |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Town Hall | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|-------------------------|---------|---|------|----------------------|-----------------|-----------------|------------------------------------|--|
| | | Change air cooling system | 2 | 4 | Medium | E | Medium | Possible change to an evaporation system. |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Crematorium | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Install electric car charge points | 2 | 3 | Low | E | Medium | Possibly in conjunction with WCC |
| | | Change from LPG to another form of fuel | 4 | 4 | High | I | Medium | Recently installed system, the carbon footprint is reduced by the use of a gas treatment system. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |
| | | Reduce water flow and temperature | 2 | 2 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| Royal Spa Centre | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|------------------------|---------|--|------|----------------------|-----------------|-----------------|------------------------------------|--|
| | | | | | | | | reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |
| | | Change air cooling system | 2 | 4 | Medium | E | Medium | Possible change to an evaporation system. |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Temperate House | Warwick | Change lighting to LED systems with PIR and daylight management system | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Alter Heating system | 4 | 4 | High | I | High | Heating of the main glazed area by any means will be difficult and the heat may need to be reduced to significantly reduce the carbon use Separate steps will need to be looked at for the café area. |
| Pageant House | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|--|-----------------------|---|------|----------------------|-----------------|-----------------|------------------------------------|---|
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |
| | | Change air cooling system | 2 | 4 | Medium | E | Medium | Possible change to an evaporation system. |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Althorpe Enterprise Hub | Warwick | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |
| | | Alter Heating system | 4 | 4 | High | I | High | Even in a situation such as this, changing to non-fossil fuels has significant challenges |
| Leisure Centres inc SDC at Greig Centre | Warwick and Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|--------------------|-----------------------|---|------|----------------------|-----------------|-----------------|------------------------------------|---|
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Look particularly at windows and roofs. |
| | | Change air cooling system | 2 | 4 | Medium | E | Medium | Possible change to an evaporation system. |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Public Toilets | Warwick and Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Reduce water flow and temperature | 2 | 1 | Low | D | Low | Reducing temperature of water to taps will cut heating and reducing flow will reduce usage. |
| Information Centre | Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Insulation to roof now underway. Review other elements |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|-----------------------------------|---------------------------|--|------|----------------------|-----------------|-----------------|------------------------------------|--|
| Multi-Storey Car Parks | Warwick & Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| The Grange Hall | Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Install electric car charge points | 2 | 3 | Low | E | | Possibly in conjunction with WCC |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Venture House | Stratford | Change lighting to LED systems with PIR | 1 | 2 | Low | D | Medium | An easy change to make generally |
| | | Install PV Panels to roofs | 3 | 3 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |
| | | Install electric car charge points | 2 | 3 | Low | E | | Possibly in conjunction with WCC |
| | | Improve Insulation | 4 | 3 | Low | D | Medium | Insulation to roof now underway. Review other elements |
| | | Alter Heating system | 4 | 4 | High | I | High | In a 'Land-locked' site, changing to non-fossil fuels will be very challenging |
| Avenue Farm Depot | Stratford | Install PV Panels to roofs | 3 | 2 | Medium | D | High | Currently looking at the best way forward to maximise benefit. |

| Site | Council | Potential Projects | Rank | 4 Stage ref 1 - 4 | Capital Cost | Revenue Cost | Saving of Kg of CO ² | Comment |
|------|---------|------------------------------------|------|----------------------|-----------------|-----------------|------------------------------------|--|
| | | Install electric car charge points | 2 | 3 | Low | E | Medium | May be installed as part of contract with street cleaning contract |

9. Next Steps

- 9.1. From the above information, it can be deduced that there are two main strands of work to be followed.
- 9.2. Strand one is to look at relatively simple and easily undertaken works. In essence, these are works which:-
 - 9.2.1. Do not require significant specialist input ie which the property professionals of each council can undertake themselves.
 - 9.2.2. Can be carried out relatively easily and so do not require significant consultation with numerous stakeholders/third parties
 - 9.2.3. Do not require planning or other applications other than those that are self-certifiable.
 - 9.2.4. Still give good reductions in carbon usage
 - 9.2.5. DO not have excessive pay-back periods.
- 9.3. Strand two has two sub-sections
 - Phase 1 - Work to the fabric which will improve insulation and reduce heating costs.
 - Phase 2 – Works involving changes to the heating systems.In both cases, these projects will:-
 - 9.3.1. Deal with whole building solutions.
 - 9.3.2. Involve consultations with other stakeholders
 - 9.3.3. Are complex projects requiring specialist consultants to appraise, design and to cost.
 - 9.3.4. Require longer term planning and will involve consents such as Listed Building etc with long potential delays.
 - 9.3.5. May need advice when making any future grant applications
- 9.4. It is recommended that the councils proceed with both strands simultaneously but with the knowledge that the works in Strand 2 will take a good deal longer to come fruition.
- 9.5. Strand 2 works will also be significantly more expensive both in cost of preparatory works, Consultant fees etc, and also in capital terms
- 9.6. It is important that work is done to prepare for expenditure on both strands since we have not been able to make an application in the Phase 2 scheme as none of the potential projects were anywhere near ready to present.
- 9.7. As it is never known very much in advance when any new initiatives are put in train by the government, it is important that we have schemes well worked up in preparation.

10. Conclusion

Below is a matrix of works to be undertaken in order to

- 10.1. An immediate start is needed to put together the easiest items of works in the following order:-
 - 10.1.1. – Review and change all lighting units to all properties to LED systems with, where appropriate either daylight and/or motion sensor controls.
 - 10.1.2. – Review easily achievable means of reducing heat loss
 - 10.1.3. – Undertake a programme of installation of PV Panels on as many buildings as appropriate
 - 10.1.4. – Review heating controls and look at simple upgrades/renewals as appropriate.
 - 10.1.5. – Look at changes to Cooling systems
- 10.2. At the same time, engage with a specialist consultant to look into ways of improving/altering heating systems to change from gas to alternative supplies
- 10.3. All improvements will need to have a cost benefit/payback associated with them and the council will need to decide what range will be acceptable for any proposed project
- 10.4. As both the present HQ buildings are at present not included in this process, we must be mindful of the work that is required should a new single HQ building be acquired

by whatever means. It would need to incorporate significant system to ensure minimal carbon usage and this means that time will need to be spent on this in the planning stage

| Priority | Item | Work by | Procurement | Cost | Potential Saving |
|----------|--|--|-------------------------------|----------|------------------|
| 1 | Review and change lighting units to all properties to LED systems with, where appropriate either daylight and/or motion sensor controls. | Specialist Contractor via a Design and Build contract | From Framework | Medium | Med/High |
| 2 | Submit report on the provision of PV units on significant properties | Design and Build contract | TBC | Low | |
| 2 | Review water use and means of reducing flow and heat | Specialist Contractor via a Design and Build contract | From Framework | Medium | Med/High |
| 3 | Install/have installed PV units on main units | Dependant on results of item 2 | | | |
| 3 | Review and look at changes to cooling systems from active to passive evaporation units | Specialist suppliers with their nominated/approved contractors | Tender | Med/High | Med/High |
| 1 | Review control systems This would include heating, lighting and any other control systems. It would also include | M&E Contractors | From Framework | Low | Medium |
| 4 | Appoint consultants to look in detail at potential changes to heating systems to up to 10 buildings in the WDC area. | Specialist consultants | From Framework | | |
| 4 | Following on from above, put works out to tender based on recommendations on a building by building basis | Main Contractor | Framework/Tender dependant on | High | Med |