



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN
2017-2033**

PHASE 2 HEARINGS

**MATTER 6: INFRASTRUCTURE
REQUIREMENTS, DELIVERY AND
DEVELOPMENT VIABILITY**

APPENDIX 2

Technical Note

City of York Local Plan Viability Update Addendum

Prepared by:	Russ Porter, BSocSc (Hons), MA, GDip(QS), MRICS, Director at PPE Tom Marshall, BA (Hons), MSc, MRTPI, Associate at PPE
Quality Statement:	In preparing this Addendum, the authors have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group about the viability of the proposed CYC Local Plan.
Approved by:	Russ Porter, Director, 25/03/22
On behalf of:	Porter Planning Economics Ltd t: +44(0)1626 249043 e: enquiries@porterpe.com w: www.porterpe.com

Introduction

1. This note provides an addendum to the previous Local Plan viability testing undertaken by Porter Planning Economics Ltd (PPE) that is published in the Examination Library as document CD018 - City of York Local Plan Viability Assessment Update Study (April 2018). It has been prepared in response to the Schedule of Matters, Issues and Questions for the Examination (Revised 11 February 2022) Phase 2 Hearings.
2. As such, this addendum note illustrates the viability implications of the Local Plan under changes that have occurred since CD018 was published to reflect:
 - Changes to the housing trajectory of the tested strategic sites;
 - Changes in market conditions, particularly resulting from the Covid 19 pandemic, have significantly affected current sales values and build costs, and potentially will impact the future delivery of sites in York;
 - Testing the infrastructure development requirements and costs to deliver the Local Plan based on the IDP [2018] as amended by subsequent updates including the [Key Infrastructure Requirements Updated Gantt \[EX/CYC/70\]](#);
 - Policies CC1 to CC3 being revised for meeting the Climate Emergency agenda and ensuring sustainable design and construction standards can be achieved;
 - Policy GI2 Biodiversity and Access to Nature will need to reflect the Government's Environmental Act mandatory changes for a 10% net gain in biodiversity; and
 - Policy GI2a Strensall Common Special Area of Conservation is a new policy that may impact the development costs for specific sites, and is therefore tested in this Addendum.
3. The main purpose of this supplementary plan viability assessment is to address the requirements of the National Planning Policy Framework (NPPF) 2012. That is that the policy requirements in the proposed Local Plan should not undermine the deliverability of the plan. In re-testing the Local Plan in this note, the approach, methodology and assumptions used in the viability

Technical Note

appraisals are the same as those described and used in viability testing the Local Plan in CD018. Where any assumptions differ, these are highlighted in this Addendum note.

Updating Viability Assumptions

- The assumptions used in the viability assessments in this Addendum note are the same as set out in CD018 Chapter 5, except where stated below.

Site Typologies and Tested Strategic Site Allocations

- The site typologies mix remains consistent with the site typologies tested in CD018. The same strategic sites are also tested, except for ST35 Queen Elizabeth Barracks, which is deleted in the Proposed Modifications (2021) consultation Local Plan and therefore is removed from this Addendum. Also, for ease of referencing, the revised strategic site policy numbering in the submitted Local Plan has been included, and the number of dwelling and assumed build out time has been updated to reflect the CYC's future housing trajectory as at March 2022. These changes in the strategic site details are summarised in **Table A1**.

Table A1 Updated strategic sites list

	Gross (ha)	Net (ha)	No. of dwgs	Dwgs per ha	Build years
SS4 York Central (ST5)	35.0	17.0	2,500	147	20
SS6 British Sugar (ST1)	46.3	26.1	1,200	46	9
SS7 Former Civil Sports Ground (ST2)	10.4	6.7	266	40	8
SS8 Land Adj Hull Road (ST4)	7.5	5.3	211	40	6
SS9 Land East of Metcalf Lane (ST7)	34.5	24.2	845	35	14
SS10 Land Nth of Monks Cross (ST8)	39.5	27.7	968	35	11
SS11 Land Nth of Haxby (ST9)	35.0	21.0	735	35	12
SS12 Land West of Wigginton Rd (ST14)	55.0	38.5	1,348	35	14
SS13 Land West of Elvington Lane (ST15)	159.0	95.4	3,339	35	17
SS14 Terry's Extension Sites	2.2	2.2	111	50	6
SS15 Nestle South (ST17)	7.1	7.1	704	99	13
SS16 Land at Tadcaster Rd (ST21)	8.1	4.5	158	35	5
SS17 Hungate (ST32)	2.2	2.2	375	170	3
SS18 Station Yard, Wheldrake (ST33)	6.0	4.2	147	35	5
SS20 Imphal Barracks (ST36)	18.0	15.4	769	50	8

Housing Site Mix

- In line with Local Plan Policy H3 Balancing the Housing Market, the tested site housing mix in CD018 was informed by, and closely fits, the SHMA 2016 housing mix, which is shown in **Table A2**. But since different locations, sizes and densities of schemes will result in variances to the specific mix in the SHMA, this Addendum tests the same mix as previously tested in CD018, which is:
 - City centre sites with more than 100 dwellings per hectare are flatted (1/2 bed) schemes, as tested in CD018;

Technical Note

- Other site typologies with less than 100 dwellings per hectare reflect a mix of housing and no flats, as summarised in CD018.

Table A2 Mix of units proposed in the latest SHMA (2016)

Housing type	1 bed	2 beds	3 beds	4+ beds
Market	5-10%	35-40%	35-40%	15-20%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15%	35%	35%	15%

Source: City of York SHMA (2016)

Sales Values

- The values used in CD018 were derived from a sample of 320 new build properties within York that sold between January 2015 and May 2016 after matching each transaction to the property floorspace size as listed in their Energy Performance Certificate (EPC record).
- Using the same method of matching Land Registry data with individual EPC data, a similar exercise has been used to provide more up to date sales figures, shown in **Table A3**. These updated sales figures are based on 369 Land Registry transactions sold between January 2018 to July 2021, which are listed in **Appendix A.1**. Each transaction has been updated from the date of its transaction to the latest value (November 2021) using the latest index value available from the Land Registry House Price Index (HPI) for York.

Table A3 Updated residential sales value tested in this Addendum

Value	House	Flat
Per square metre	£3,750	£4,925

Source: PPE, based on Land Registry and EPC Data

Build Costs

- CD018 tested residential build costs using average tender prices for new builds in the marketplace over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). This data has been updated in this Addendum by rebasing to current values for the City of York area, which is the 2nd Quarter 2021 prices (matching the updated sales period), as shown in **Appendix A.2** of this note. The tested updated build costs are also shown in **Table A4**.
- As previously noted in CD018 paragraph 5.29, regional and national housebuilders, which tend to develop sites with 50+ units, are able to operate comfortably within the median cost figures because they can achieve significant economies of scale in the purchase of materials and the use of labour. Owing to more information from BCIS becoming available about its sample tender prices data being heavily skewed to small sites, predominantly with fewer than 10 units¹, the

¹ This differential reflects the evidence from the BCIS that was commissioned by Three Dragons, and used in other Local Plan/CIL examinations¹, which identified that small to mid-sized developments tend to better reflect the BCIS tender sample, and therefore the median average build cost for estate housing is tested on these small to mid-sized scheme. BCIS cost data is largely informed by tendered prices for schemes with fewer than 10 units and is heavily weighted towards 1 to 5 units schemes. As such this median cost may not show the benefits of economies of scale when building

Technical Note

lower quartile build cost rate is now being increasingly used for larger scheme testing, and is now widely used in Local Plan testing for larger schemes.

11. Given the scale of proposed development within the strategic sites, a sensitivity test is applied in this addendum to assess the viability of the Local Plan based on applying a lower quartile build cost to the strategic sites. As shown in **Appendix A.2**, the lower quartile build cost in York at Q4 2021 is £1,130 psm for estate housing and £1,294 psm for 3 to 5 storey flats.

Table A4 Updated build costs for York at Q4 2021 tender prices tested in this Addendum

Build cost type	Cost per sqm	BCIS category
Flats / apartments	£1,445	Flats midpoint between 1-2 storey and 3-5 storey (median values)
Houses (small house builder 3 and under)	£1,691	Average of three median build costs; which are 'One-off detached (2-storey)', 'One-off semi-detached' and 'One-off terraced'
Houses (medium house builder 4 to 14 units)	£1,484	Mid-point between Small housebuilder (£1,691) and Large housebuilder (£1,278)
Houses (large house builder 15+ units and above)	£1,278	Estate housing – Generally (median value)

Source: BCIS

Other Development Cost Assumptions

12. The other tested development cost assumptions in CD018 are listed in **Table A5** along with an explanation, where applicable, as to why any assumptions have changed.

Table A5 Other development cost assumptions tested in this Addendum

Type	Tested in CD018	Tested in this update
Externals	10% of build costs	Externals 10% of build costs (which accounts for integrated garages) are considered to remain appropriate, but because this might under cost those plots with external garages, an additional £9,000 per garage (based on 18 sqm and typical outline cost of £500 psm) is applied to the following proportions of dwellings with a garage that the RAC identifies existing homes to have ² : <ul style="list-style-type: none"> - 1-2 bed flats – 9%; - 2 bed houses – 22%; - 3 bed houses – 49%; and - 4+ bed houses – 86%.
Professional fees	8% of the base build cost plus externals	Remains appropriate and therefore as tested in CD018.
Abnormals	Abnormal costs are applied based on the following scales of development:	These costs have been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3 rd Quarter 2015 (the

larger schemes, and therefore is likely to be higher than the true average build cost. But for the purposes of this study, we err on the side of caution.

² RAC derived from the England Housing Survey.

Technical Note

Type	Tested in CD018	Tested in this update
	<ul style="list-style-type: none"> - Brownfield typologies: £300,000 per net ha - Mixed typologies: £150,000 per net ha - Greenfield typologies: £0 per net ha 	<p>time period used in CD018) was 271 compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%.</p> <p>Therefore, the following costs have been assumed within this reappraisal:</p> <ul style="list-style-type: none"> - Brownfield typologies: £381,000 per net ha - Mixed typologies: £190,500 per net ha - Greenfield typologies: £0 per net ha
Opening up costs	<p>Greenfield opening up costs applied based on the following scales of development:</p> <ul style="list-style-type: none"> - 49 units and under: £0 per unit - 50-199 units: £5,000 per unit - 200-499 units: £10,000 per unit - 500+ units: £17,000 per unit 	<p>These costs have been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3rd Quarter 2015 (the time period used in CD018) was 271 compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%.</p> <p>Therefore, the following costs have been assumed within this reappraisal:</p> <ul style="list-style-type: none"> - 49 units and under: £0 per unit - 50-199 units: £6,350 per unit - 200-499 units: £12,700 per unit - 500+ units: £21,600 per unit
Contingency	4% of build costs plus externals	Remains appropriate and therefore as tested in CD018.
Finance	6.5% per annum on deficit throughout each appraisal	Remains appropriate and therefore as tested in CD018.
Profit	<p>A separate figure is assumed for open market and affordable units:</p> <ul style="list-style-type: none"> - Open market units: 20% of open market values - Affordable units: 6% of open market values 	Remains appropriate and therefore as tested in CD018.
Land purchase costs	<p>Surveyor's fees: 1% of land value</p> <p>Legal fees: 0.8% of land value</p> <p>Stamp duty: at HMRC rate</p>	Remains appropriate and therefore as tested in CD018.
Marketing	3% of GDV	Remains appropriate and therefore as tested in CD018.

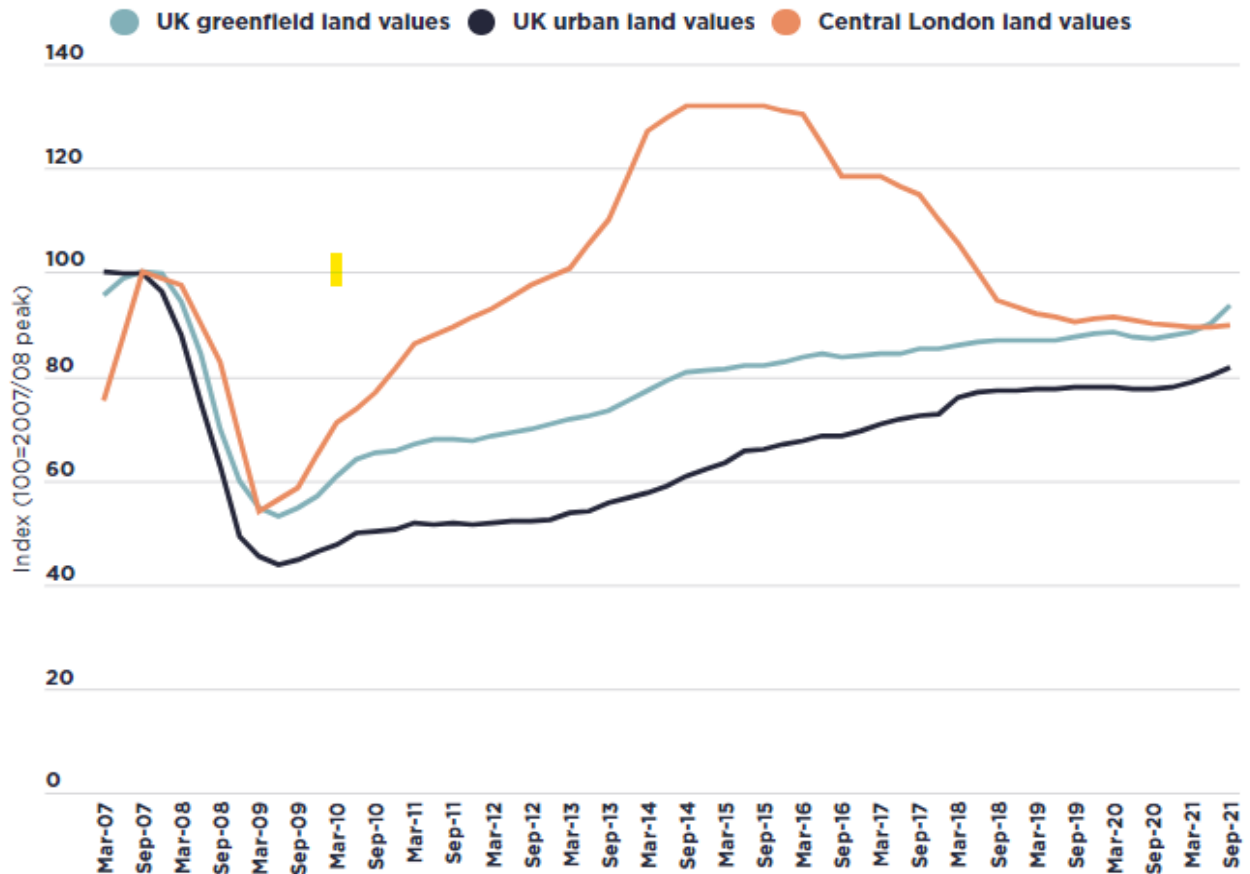
Benchmark Land Values

13. For this updated assessment, the Savills Residential Land Value Index has been used as a proxy to determine the changes in current benchmark land values (BLVs) since CD018. As taken from indexed changes in brownfield and greenfield land values, which are shown in **Figure A1**, since mid-2016 it is assumed that the growth in land values is about c.12%. After applying these

Technical Note

changes to the tested BLV figures in CD018, which are shown in **Table A6**, the updated and tested BLVs are shown in the same table as the rounded figures.

Figure A3 Residential Land Value Index Overtime



Source: Savills Research

Table A6 Updated Benchmark Land Values tested in this Addendum

Site location/type	Tested in CD018	Tested in this Addendum
City centre/extension	£1,500,000	£1,700,000
Urban & suburban	£1,000,000	£1,120,000
Village /rural	£800,000	£900,000
Strategic site	£400,000	£450,000

Updated Policy Costs

Policy DM1 S106 Contributions

- CD018 tested an assumption of s106 relating to site mitigation costs at £3,300 per unit, based on the average cost from a sample of s106 receipts collected at the time of the report. This assumption has been updated to reflect build cost price inflation since CD018 was prepared in 2018. The BCIS index at the 3rd Quarter 2015 (the time period used in CD018) was 271

Technical Note

compared to this report where build costs relate to Q4 2021 (an index of 344). This is an increase of 27%, which would require testing the average per dwelling s106 cost at £4,200 per unit.

15. The s106 costs have been increased to include the education costs, although it should be noted that this includes some double counting because the originally tested s106 costs will also have education contributions, where this had been required. The additional education cost for the generic site typologies is based on the primary and secondary education contributions for the listed housing sites, and the education contributions for the strategic sites, reflect the Council's estimated primary and secondary education cost for each strategic site. Since no estimates for any potential Early years and/or Special Educational Needs and Disabilities (SEND) contributions that are related to housing growth are yet available, it has been assumed that these contributions equal 25% of the average cost for primary and secondary education contributions.
16. Lastly, the Key Infrastructure Requirements Updated Gantt [EX/CYC/70] lists some strategic site-specific infrastructure items where contributions in full or in part are expected to come from the development. These costs, along with some high-level estimates by the CYC Highways Team for any highways infrastructure costs that are uncertain are included in the testing of the strategic sites.
17. As set out in the Council's Phase 2 Matter 6 Hearing statement, there are uncertainties in longer term projections for education infrastructure – and the need for provision. The strategic costs identified in the Key Infrastructure Requirements Updated Gantt [EX/CYC/70] for the Garden Village site SS13 Land West of Elvington Lane (ST15) include a cost towards secondary school provision of between £10m to £20m. Therefore, a mid-point cost of £15m has been applied in the testing. Also, there is an additional cost against ST15 for the Grade separated junction with the A64, but the costs for this are uncertain at this stage. However, a high-level analysis in 2019 indicated that this specific key item may costs between £30m and £90m, depending on ground conditions and the specification of the junction itself. It is assumed that this site would pay at least the minimum cost in this range, which after allowing for construction industry inflation (for new build) at 12.3% between Q1 2019 and Q4 2021, gives a total cost of around £35m to be met by the developer. It should also be noted that the transport infrastructure costs for ST15 include an assumed contribution to sustainable transport of £5m (in line with the sustainable transport policies for garden villages and, more generally, York's Local Plan policy T1), plus costs for transport infrastructure linking the site to existing networks. These costs may represent some double counting with both the assumed generically tested site opening up cost at £21,600 per unit and S106 contributions, and are therefore tested as conservative assumptions.
18. After combining the contributions relating to each site, the tested DM1/s106 costs against each site are shown in **Table A7**. But these are just a guide for potential development costs in testing the Local Plan. This is because the scheme design and/or infrastructure requirements (and capacity of existing infrastructure) may change, particularly over the longer term of the Local Plan. Also, these do not consider if infrastructure items will be funded or partly funded

Technical Note

through other sources, such as infrastructure providers or regeneration agencies. Therefore, these costs are likely to reflect the worst case/most costly scenario.

Table A7 Policy DM1/s106 costs per unit tested in this Addendum

	S106	Supplementary Education	Other key Infrastructure	Total cost	Cost per unit
Not Strategic Site specifics	£3,208,800	£3,112,461	£0	£9,874,658	£8,274
SS4 York Central (ST5)	£10,500,000	£3,708,943	£0	£25,836,548	£5,684
SS6 British Sugar (ST1)	£5,040,000	£13,128,614	£900,000	£29,659,353	£15,891
SS7 Former Civil Sports Ground (ST2)	£1,117,200	£2,560,579	£0	£4,914,956	£13,826
SS8 Land Adj Hull Road (ST4)	£886,200	£1,054,611	£1,000,000	£4,922,181	£13,937
SS9 Land East of Metcalf Lane (ST7)	£3,549,000	£9,992,240	£2,500,000	£22,471,371	£18,984
SS10 Land Nth of Monks Cross (ST8)	£4,065,600	£15,274,420	£3,000,000	£34,510,550	£23,079
SS11 Land Nth of Haxby (ST9)	£3,087,000	£12,955,738	£2,000,000	£28,690,816	£24,548
SS12 Land West of Wigginton Rd (ST14)	£5,661,600	£21,568,055	£11,900,000	£65,052,253	£29,028
SS13 Land West of Elvington Lane (ST15)	£14,023,800	£53,750,000	£74,900,000	£260,573,800	£42,729
SS14 Terry's Extension Sites	£466,200	£0	£0	£982,466	£4,200
SS15 Nestle South (ST17)	£2,956,800	£3,134,889	£2,000,000	£13,366,023	£11,494
SS16 Land at Tadcaster Rd (ST21)	£663,600	£1,210,685	£0	£2,609,150	£11,863
SS17 Hungate (ST32)	£1,575,000	£264,013	£0	£3,583,153	£4,904
SS18 Station Yard, Wheldrake (ST33)	£617,400	£1,741,518	£0	£3,042,621	£16,047
SS20 Imphal Barracks (ST36)	£3,229,800	£9,093,293	£0	£15,899,744	£16,025

Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction

19. In March 2019, the Council declared a climate emergency in response to global warming and the United Nation's IPCC report of September 2018 on climate change. The Council committed to reducing the city's carbon emissions to net zero by 2030, as set out in the Council Plan 2019-2023 (May 2021 update) and new planning guidance.
20. This policy shift partly reflects the proposed changes in Building Regulations that the Government is seeking to introduce as part of its plan to achieve 'net zero' greenhouse gas emissions by 2050. The Government is proposing to set new energy efficiency standards for new homes and extenders based on its two-part consultation on 'The Future Homes Standard', for which the Government published its findings and responses to the consultation in January 2021. The full details of the standard are still to be mapped out³.
21. In the Interim, in December 2021 the Government committed to legislate for a 31% reduction in Carbon in construction. This is soon to be enforced through changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations, which are proposed to come

³ The Government proposed changes to BR Part L and Part F is still ongoing and that nothing has yet been agreed. That is, the October 2019 consultation proposed two potential carbon reduction targets for the interim 2020 date, a cut of 20% or 31% in emissions compared with 2013 Part L. The government's preferred option at the consultation stage was for the 31% reduction. No announcements about the decisions have yet been made but a second stage consultation on building (including new homes) has just started, which ends at the end of April. The finalised version of Part L (requiring the 31% reduction) will be published in December 2021 and is proposed to come into force from June 2022, which gives the industry six months to prepare for the changes.

Technical Note

into force from June 2022, and the ratification of an Electric Vehicle Charging Points (New Buildings) Bill.

22. A full technical specification for the Future Homes Standard will be out for consultation in 2023, with the necessary legislation introduced in 2024, to ensure new homes built from 2025 will produce 75-80% lower carbon emissions than homes delivered under current regulations.
23. This national standard is likely to impact build costs through processes/adaptability requirements within new homes and the sizes of new homes. Also, local authorities will continue to be allowed to set higher energy efficiency standards for new homes in their area once the Future Homes Standard is published, and therefore it is understood that the Council will be seeking higher standards for achieving net zero carbon by 2030.
24. For now, in looking at the Local Plan's delivery, particularly in the next five years, we have reviewed the Government's proposed timescale for changes in reducing carbon by 75% to 80% from 2025 onwards through Building Regulations and electrical vehicle charging points.

Revised Building Regulations Part L (conservation of fuel and power) and Part F (ventilation)

25. Since CD018, the Government has announced new changes to Building Regulations Parts L, F and O, to achieve greater reductions in CO2 emissions. This appraisal includes a cost of £3,130 per house and £2,260 per flat, which is a national average figure that has been taken from the Government's Impact Assessment⁴ to achieve a 30% reduction of carbon in building new homes.
26. In 2025 when meeting the higher standards of 75% to 80% carbon reduction in new homes, these regulations are to move further towards a carbon neutral approach, with the abolition of gas fired central heating, resulting in the additional cost of around £2,000 to £3,000 per plot. These costs may reflect the use of district heat pumps or individual property heat pumps as a replacement for gas boilers.
27. The combination of these two significant costs is expected to deliver a carbon reduction in new housing of around 75% to 80%. No estimated figure is yet available for carbon zero homes by 2030 but also due to the increased energy efficiency for the higher fabric specifications that are included in these costs, the Government's impact assessment states that it will take time in the early stages of implementation for designers to implement the changes, especially to the heating system design to realise these savings because they will need time to adapt from current practices. But is if a reduced heat distribution system is installed early in the process of working towards higher levels of carbon reduction targets, then there will learning rates that can be applied to future costs, which might result in the higher target of zero carbon reduction to be met without any significant additional cost. The Government's Impact Assessment suggests that by 2025 the cost of new carbon reduction practices should be deliverable through changes in design rather than costs.
28. From this analysis, we retest the viability of Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction with a provision sum cost of £6,500 per house and £5,000

⁴ MHCLG (2021) 'The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings: Summary of responses received and Government response'

Technical Note

per flat to reflect the Council's approach in moving towards achieving Net Zero Carbon Emissions by 2030.

Electric Vehicle Charging Infrastructure Standards

29. In November 2021 the Government announced that it will be mandatory for new homes (and other new buildings such as supermarkets and workplaces, and those undergoing large-scale renovation) to have electric vehicle charging points installed from 2022.
30. Based on Government research in their Regulatory Impact Assessment of electric charging point provision, the assumption of the costs of providing these is £976 per unit. These have been applied to all houses (open market and affordable) and 50% of off-site parking spaces associated with flats in each typology/site.

Policy GI2 Biodiversity and Access to Nature

31. The Local Plan is seeking a net gain in biodiversity, and help to improve, biodiversity. This policy will need to reflect the Government's Environmental Act that was given Royal Assent in December 2021. Its purpose is to make provision for targets, plans and policies for improving the natural environment through environmental protection, including a special focus on waste and resource efficiency, air quality, water, nature and biodiversity.
32. One major implication of the new Act is for all new developments (with a few exceptions) to deliver a 10% net increase in biodiversity, which would have to be managed for at least 30 years. This will require developments to be assessed for the type of habitats and their conditions at the application stage, and then identifying how they will be improving biodiversity, such as through the creation of green corridors, planting more trees, forming local nature spaces or through off-site mitigations by paying a levy for habitat creation or improvement elsewhere. The Government estimates that this will impact direct development costs, which we apply in this update addendum on Local Plan testing.
33. The Government's estimates of costs are based on a Government Impact Assessment⁵ for Scenario 3, off-site bio-diversity credits (the most expensive of three tested scenarios). This identifies that the central estimate costs for Yorkshire for greenfield and brownfield sites, as set out in the Government Impact Assessment Tables 16 and 17, are:
 - Greenfield: £1,212 per unit; and
 - Brownfield: £231 per unit.
34. These rates, plus an estimate of a midpoint for 'mixed' typologies (i.e., £721⁶), are tested.

Policy GI2a Strensall Common Special Area of Conservation

35. This is a new policy that is considered to have a small impact on direct development costs, which is tested in this Addendum. This policy states that based on housing development within a 'zone of influence' ranging between 400m and 5.5km linear distance from the Special Area of

⁵ DEFRA (2019) 'Biodiversity net gain and local nature recovery strategies: impact assessment' accessed online <https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements>

⁶ This figure is not stated within the Government Impact Assessment, but is instead assumed by PPE as a midpoint of the Greenfield value (£1,212) and the Brownfield (£231)

Technical Note

Conservation (SAC) boundary, which include allocated housing sites SS9/ST7, SS10/ST8, SS11/ST9 and SS12/ST14. This new policy requirement seeks provision for open space that includes or secures access to areas of suitable natural greenspace secured by way of mitigation before any occupation of new dwellings and secured in perpetuity.

36. Based on the research about similar SAC contributions in other locations, a provisional sum of £1,000 per house and £500 per flat is applied to reflect a potential additional cost for sites that fall within the SAC ‘zone of influence’. This policy cost is applied in all site typologies and to those strategic sites that fall within this area, but it is important to note that these estimates are just a guide for potential development costs in testing the Local Plan, and therefore the actual cost may be higher or lower than this.

Policy H10 Affordable Housing

37. This is assumed to remain as tested in CD018 albeit the transfer values will change to reflect the increased sales values in the private units that were discussed earlier in this note.
38. Also, Policy H10 sets out an offsite contribution for sites with 2 to 15 units. The proportions remain consistent with the testing in CD018, but there is an update in the off-site contribution values to reflect the latest average house values⁷, which are shown in **Table A8**.

Table A8 Affordable housing offsite contribution for sites with 2 to 15 units

No. of units	Location	Land type	AH target	OSFC per unit
11-14	Urban	Brownfield	20%	£45,523
11-14	Urban	Greenfield	20%	£45,523
5-10	Urban	Brownfield	15%	£34,143
5-10	Urban	Greenfield	15%	£34,143
2-4	Urban	Brownfield	6%	£13,657
2-4	Urban	Greenfield	6%	£13,657
5-10	Suburban	Brownfield	10%	£22,762
5-10	Suburban	Greenfield	15%	£34,143
5-10	Village/Rural	Brownfield	11%	£25,038
5-10	Village/Rural	Greenfield	17%	£6,829
2-4	Village/Rural	Brownfield	3%	£38,695
2-4	Village/Rural	Greenfield	8%	£18,209

Policy H5 Gypsies and Travellers

39. In terms of its requirement for new developments, it is understood that the policy for the provision of suitable spaces for Gypsy and Traveller sites remains the same as tested in CD018. Consistent with CD018, a figure of £150,000 per pitch has been assumed since there is no new evidence that this value for providing pitches should be any higher than previously tested. These sums will normally be secured through s106 agreements.

Viability Testing Results

⁷ Using the average ‘all property’ for York of £302,617 as recorded by Land Registry for November 2021

Technical Note

Introduction

40. This section reviews the viability assessment findings of the updated cumulative burden of the CYC Local Plan to identify and assess the risk of delivery of future housing development within the City. Each typology site has been subjected to a viability appraisal in terms of the achievability of complying with the CYC Local Plan policies, for which there will be a viability impact, based on identifying whether sites are likely to be viable in complying with the cumulative of the following policies in the updated Local Plan:
- Updated likely s106 contributions, including new figures for infrastructure costs;
 - Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction for achieving net zero carbon, in line with national policies including revised Building Regulations Part L, and all houses having Electric Charging Vehicles;
 - Policy GI2 Biodiversity and Access to Nature, including meeting the Government's mandatory requirements for all housing development to achieve a 10% net gain in biodiversity;
 - New Policy GI2a Strensall Common Special Area of Conservation;
 - Policy H10 Affordable Housing; and
 - Policy H5 Gypsies and Travellers.

Viability Results

41. The viability results at full policy requirements are shown in **Table A9**. The results are summarised by using a RAG 'traffic light' system, as follows:
- Green means that the development is viable with financial headroom that could be used for further planning gain;
 - Amber is marginal in that they fall within a 20% range (i.e., 10% above or below) around the benchmark land value; and
 - Red means that a viable position may not be reached if required to be policy compliant and all other assumptions such as land value remain unchanged; and
42. The viability appraisal results for the site typologies shown in **Table A9** show all sites would be viable and one site (the very small one dwelling rural brownfield site) would be marginally viable. These results would suggest policies in the Local Plan remain deliverable among the bulk of sites likely to come forward within the City during the next five years and beyond. Also, the bulk of these tested sites include a substantial viability headroom in residual values, which provides some buffer which would allow for other unknown s106 costs required to mitigate the impact of the development.
43. The results for strategic sites, which are also shown in **Table A9**, also are mostly viable with large headrooms in residual values, which would also suggest that the City Council should have confidence that the full Local Plan policies are deliverable within the City during the next five years and beyond. However, there is more limited headroom in SS12 Land West of Wigginton Rd (ST14) to support much more than the already identified Policy DM1/s106 of c.£19k per dwelling. SS13 Land West of Elvington Lane (ST15), which is tested as a large greenfield scheme with

Technical Note

significant infrastructure costs amounting to approximately £43,000 per dwelling, results in a potential loss of just under £12,000 per dwelling

44. But on these large greenfield strategic sites, developers will likely achieve economies of scale and therefore will incur lower than the tested average build costs for new dwellings. This is considered next in sensitivity testing. In addition, as noted in **paragraph 18** above, the availability of other funding sources (contributions by infrastructure providers, government grants, etc.) has not been factored into the testing.

Table A9 CYC Local Plan viability tested at full policy, along with headroom per dwelling

ID	Typology	Full policy
1	Centre/ City Centre Extension - Large - 95 dwellings - Greenfield	£16,268
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£17,699
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£25,153
4	Urban - Large - 45 dwellings - Greenfield	£31,696
5	Urban - Medium - 25 dwellings - Greenfield	£31,740
6	Urban - Small - 10 dwellings - Greenfield	£33,619
7	Suburban - Large - 140 dwellings - Greenfield	£18,767
8	Suburban - Medium - 38 dwellings - Greenfield	£26,547
9	Suburban - Small - 8 dwellings - Greenfield	£28,855
10	Village - Village - 122 dwellings - Greenfield	£20,146
11	Village - Large - 33 dwellings - Greenfield	£28,231
12	Village - Medium - 7 dwellings - Greenfield	£29,636
13	Village - Small - 1 dwellings - Greenfield	£14,501
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£26,314
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£27,826
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£29,445
17	Urban - Large - 45 dwellings - Brownfield	£32,439
18	Urban - Medium - 25 dwellings - Brownfield	£34,122
19	Urban - Small - 10 dwellings - Brownfield	£28,225
20	Suburban - Large - 140 dwellings - Brownfield	£25,267
21	Suburban - Medium - 38 dwellings - Brownfield	£27,135
22	Suburban - Small - 8 dwellings - Brownfield	£22,159
23	Village - Village - 122 dwellings - Brownfield	£25,339
24	Village - Large - 33 dwellings - Brownfield	£27,484
25	Village - Medium - 7 dwellings - Brownfield	£22,161
26	Village - Small - 1 dwellings - Brownfield	£4,741
32	SS4 York Central (ST5)	£1,627
33	SS6 British Sugar (ST1)	£32,341
34	SS7 Former Civil Sports Ground (ST2)	£8,578

Technical Note

ID	Typology	Full policy
35	SS8 Land Adj Hull Road (ST4)	£8,573
36	SS9 Land East of Metcalf Lane (ST7)	£9,905
37	SS10 Land Nth of Monks Cross (ST8)	£6,395
38	SS11 Land Nth of Haxby (ST9)	£4,814
39	SS12 Land West of Wigginton Rd (ST14)	£573
40	SS13 Land West of Elvington Lane (ST15)	-£11,630
41	SS14 Terry's Extension Sites	£36,617
42	SS15 Nestle South (ST17)	£1,168
43	SS16 Land at Tadcaster Rd (ST21)	£18,466
44	SS17 Hungate (ST32)	£39,471
45	SS18 Station Yard, Wheldrake (ST33)	£12,648
46	SS20 Imphal Barracks (ST36)	£24,925

Sensitivity Test at Lower Quartile Build Costs

45. As previously noted, it is typically expected that regional and national volume housebuilders can achieve economies of scale. The BCIS lower quartile average build cost is more appropriate for testing the viability of these sites. After testing this lower quartile build cost rate, the results shown in **Table A10** show that all the strategic sites would be viable and would come forward with a healthy financial headroom in residual values.
46. The exception is that site SS13 Land West of Elvington Lane (ST15), which by this assessment would be marginally viable but could not support significantly increased DM1/s106 requirements above the tested figure of c.£43,000 per dwelling without potentially becoming unviable. However, as noted in **paragraph 17** above, the tested assumptions are conservative with a potential degree of overlap between its high infrastructure costs of c.£45,000 per dwelling and the tested site opening up costs of £21,600 per dwelling.

Table A10 CYC Local Plan viability tested at full policy and lower quartile build costs

ID	Typology	Full policy
32a	SS4 York Central (ST5)	£9,958
33a	SS6 British Sugar (ST1)	£44,471
34a	SS7 Former Civil Sports Ground (ST2)	£21,779
35a	SS8 Land Adj Hull Road (ST4)	£22,056
36a	SS9 Land East of Metcalf Lane (ST7)	£22,354
37a	SS10 Land Nth of Monks Cross (ST8)	£19,207
38a	SS11 Land Nth of Haxby (ST9)	£17,503
39a	SS12 Land West of Wigginton Rd (ST14)	£13,022
40a	SS13 Land West of Elvington Lane (ST15)	£469
41a	SS14 Terry's Extension Sites	£50,219

Technical Note

ID	Typology	Full policy
42a	SS15 Nestle South (ST17)	£10,179
43a	SS16 Land at Tadcaster Rd (ST21)	£32,099
44a	SS17 Hungate (ST32)	£49,799
45a	SS18 Station Yard, Wheldrake (ST33)	£26,281
46a	SS20 Imphal Barracks (ST36)	£38,155

Technical Note

Appendix A.1 Updated Sales Data Records

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO30 1ZB	£385,995	2021-01	131.11	148.77	£437,987	139	£3,151
YO31 0TN	£434,995	2019-01	120.48	148.77	£537,137	168	£3,197
YO31 1AD	£850,000	2020-01	121.94	148.77	£1,037,022	258	£4,019
YO31 1AD	£925,000	2021-01	131.11	148.77	£1,049,594	288	£3,644
YO30 6QL	£304,950	2018-02	113.36	148.77	£400,207	98	£4,084
YO26 5TL	£375,000	2020-02	122.04	148.77	£457,135	99	£4,618
YO30 6QN	£329,950	2019-02	121.01	148.77	£405,641	105	£3,863
YO30 6QN	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO30 6QQ	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO30 6QN	£379,950	2019-02	121.01	148.77	£467,111	120	£3,893
YO24 1HX	£470,250	2020-02	122.04	148.77	£573,247	121	£4,738
YO31 1AD	£625,000	2020-02	122.04	148.77	£761,892	132	£5,772
YO31 0WD	£459,995	2019-02	121.01	148.77	£565,519	168	£3,366
YO19 4AE	£384,999	2020-03	122.59	148.77	£467,218	100	£4,672
YO30 6QN	£329,950	2019-03	121.46	148.77	£404,138	105	£3,849
YO30 6QN	£329,950	2019-03	121.46	148.77	£404,138	105	£3,849
YO30 6QQ	£324,950	2018-03	114.22	148.77	£423,243	105	£4,031
YO30 6QR	£324,950	2018-03	114.22	148.77	£423,243	105	£4,031
YO30 6QN	£367,950	2019-03	121.46	148.77	£450,683	116	£3,885
YO30 6QJ	£404,950	2019-03	121.46	148.77	£496,002	116	£4,276
YO30 6QR	£354,950	2018-03	114.22	148.77	£462,318	116	£3,985
YO31 0WD	£322,995	2019-03	121.46	148.77	£395,620	118	£3,353
YO30 6QN	£415,950	2019-03	121.46	148.77	£509,475	128	£3,980
YO30 6QR	£401,950	2018-03	114.22	148.77	£523,534	128	£4,090
YO24 1HX	£525,000	2020-03	122.59	148.77	£637,118	148	£4,305
YO19 4AE	£559,999	2020-03	122.59	148.77	£679,591	186	£3,654
YO31 0TN	£459,995	2019-03	121.46	148.77	£563,424	189	£2,981
YO19 4AD	£240,000	2020-04	122.86	148.77	£290,614	68	£4,274
YO30 6QN	£403,950	2019-04	121.17	148.77	£495,961	128	£3,875
YO19 4AE	£462,999	2020-04	122.86	148.77	£560,641	139	£4,033
YO24 1HX	£522,500	2020-04	122.86	148.77	£632,690	148	£4,275
YO19 4AE	£529,999	2020-04	122.86	148.77	£641,771	164	£3,913
YO19 4AE	£529,999	2020-04	122.86	148.77	£641,771	164	£3,913
YO24 1HX	£850,000	2020-04	122.86	148.77	£1,029,257	221	£4,657
YO30 6QJ	£339,950	2019-05	119.93	148.77	£421,699	98	£4,303
YO30 6QQ	£329,950	2019-05	119.93	148.77	£409,294	105	£3,898
YO30 6QR	£324,950	2018-05	117.75	148.77	£410,555	105	£3,910
YO30 6QQ	£367,950	2019-05	119.93	148.77	£456,432	116	£3,935

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QR	£354,950	2018-05	117.75	148.77	£448,458	116	£3,866
YO30 6QQ	£382,950	2019-05	119.93	148.77	£475,039	120	£3,959
YO30 6QR	£373,950	2018-05	117.75	148.77	£472,463	120	£3,937
YO19 4AE	£251,750	2019-06	119.93	148.77	£312,289	67	£4,661
YO31 0WD	£276,995	2018-06	118.57	148.77	£347,546	84	£4,137
YO31 0WE	£277,995	2018-06	118.57	148.77	£348,801	84	£4,152
YO19 4AE	£344,999	2019-06	119.93	148.77	£427,962	88	£4,863
YO31 0WE	£294,995	2018-06	118.57	148.77	£370,131	93	£3,980
YO30 6QQ	£314,950	2018-06	118.57	148.77	£395,168	98	£4,032
YO19 4AE	£379,999	2019-06	119.93	148.77	£471,379	100	£4,714
YO30 6QJ	£339,950	2019-06	119.93	148.77	£421,699	109	£3,869
YO19 4AE	£414,999	2019-06	119.93	148.77	£514,795	112	£4,596
YO30 6QQ	£367,950	2019-06	119.93	148.77	£456,432	116	£3,935
YO30 6QQ	£362,950	2018-06	118.57	148.77	£455,394	116	£3,926
YO30 6QQ	£382,950	2019-06	119.93	148.77	£475,039	120	£3,959
YO30 6QN	£434,950	2019-06	119.93	148.77	£539,544	131	£4,119
YO19 4AE	£467,999	2020-06	123.43	148.77	£564,079	140	£4,029
YO10 4FQ	£795,000	2019-06	119.93	148.77	£986,177	184	£5,360
YO30 6QQ	£316,950	2018-07	119.86	148.77	£393,398	98	£4,014
YO30 6QQ	£403,950	2018-07	119.86	148.77	£501,382	128	£3,917
YO10 4FQ	£825,000	2019-07	119.98	148.77	£1,022,964	194	£5,273
YO30 6QQ	£316,950	2018-08	119.10	148.77	£395,908	98	£4,040
YO19 4AE	£384,999	2019-08	121.76	148.77	£470,403	118	£3,986
YO19 4AE	£429,999	2019-08	121.76	148.77	£525,386	126	£4,170
YO30 6QQ	£403,950	2018-08	119.10	148.77	£504,581	128	£3,942
YO19 4AE	£344,999	2019-09	122.66	148.77	£418,437	88	£4,755
YO30 6QJ	£318,950	2019-09	122.66	148.77	£386,843	98	£3,947
YO30 6QH	£329,950	2019-09	122.66	148.77	£400,185	104	£3,848
YO30 6QH	£339,950	2019-09	122.66	148.77	£412,313	109	£3,783
YO30 6QR	£364,950	2018-09	119.85	148.77	£453,013	116	£3,905
YO30 6QQ	£318,950	2018-10	119.59	148.77	£396,774	98	£4,049
YO30 6QQ	£334,950	2018-10	119.59	148.77	£416,678	109	£3,823
YO30 6QN	£367,950	2018-10	119.59	148.77	£457,730	116	£3,946
YO30 6QQ	£363,950	2018-10	119.59	148.77	£452,754	116	£3,903
YO30 6QR	£373,950	2018-10	119.59	148.77	£465,194	120	£3,877
YO30 6QR	£375,950	2018-10	119.59	148.77	£467,682	120	£3,897
YO19 4AE	£524,999	2019-10	121.75	148.77	£641,512	164	£3,912
YO19 4AE	£559,999	2019-10	121.75	148.77	£684,280	186	£3,679
YO31 0RW	£469,995	2019-10	121.75	148.77	£574,301	189	£3,039
YO30 6QR	£329,950	2018-11	120.31	148.77	£408,002	105	£3,886
YO31 0WE	£274,995	2018-12	119.90	148.77	£341,209	84	£4,062

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QN	£333,950	2018-12	119.90	148.77	£414,360	105	£3,946
YO30 6QQ	£339,950	2018-12	119.90	148.77	£421,805	109	£3,870
YO30 6QN	£367,950	2018-12	119.90	148.77	£456,546	116	£3,936
YO30 6QN	£367,950	2018-12	119.90	148.77	£456,546	116	£3,936
YO31 0WD	£459,995	2018-12	119.90	148.77	£570,754	168	£3,397
YO31 0TN	£469,995	2018-12	119.90	148.77	£583,162	181	£3,222
YO31 0TN	£485,995	2018-12	119.90	148.77	£603,015	181	£3,332
YO10 4FQ	£940,000	2019-12	120.18	148.77	£1,163,620	248	£4,692
YO1 9AE	£115,000	2018-01	112.73	129.39	£131,995	29	£4,552
YO24 4EY	£115,000	2020-01	115.55	129.39	£128,774	31	£4,154
YO1 9AE	£145,000	2020-01	115.55	129.39	£162,367	31	£5,238
YO1 9AE	£185,000	2020-01	115.55	129.39	£207,158	32	£6,474
YO1 9AE	£120,000	2018-01	112.73	129.39	£137,734	32	£4,304
YO1 9AE	£125,000	2018-01	112.73	129.39	£143,473	32	£4,484
YO1 9AE	£118,000	2018-01	112.73	129.39	£135,439	32	£4,232
YO1 9AE	£125,000	2018-01	112.73	129.39	£143,473	32	£4,484
YO24 4EY	£155,000	2020-01	115.55	129.39	£173,565	35	£4,959
YO24 4EY	£155,000	2020-01	115.55	129.39	£173,565	45	£3,857
YO24 4EY	£149,500	2020-01	115.55	129.39	£167,406	49	£3,416
YO31 7AH	£260,000	2020-01	115.55	129.39	£291,141	54	£5,392
YO1 9AE	£130,000	2019-02	116.88	129.39	£143,914	28	£5,140
YO1 9AE	£115,000	2018-02	112.55	129.39	£132,207	29	£4,559
YO1 9AE	£120,000	2018-02	112.55	129.39	£137,955	31	£4,450
YO24 4EY	£120,000	2020-02	115.45	129.39	£134,489	34	£3,956
YO31 7AH	£193,500	2021-02	120.14	129.39	£208,398	40	£5,210
YO30 6QH	£169,950	2018-02	112.55	129.39	£195,378	54	£3,618
YO30 6QH	£169,950	2018-02	112.55	129.39	£195,378	54	£3,618
YO1 9AE	£225,000	2018-02	112.55	129.39	£258,665	60	£4,311
YO30 6QH	£184,950	2018-02	112.55	129.39	£212,623	64	£3,322
YO30 6QH	£184,950	2018-02	112.55	129.39	£212,623	64	£3,322
YO1 7NP	£335,000	2019-02	116.88	129.39	£370,856	70	£5,298
YO1 7LS	£245,000	2018-02	112.55	129.39	£281,657	88	£3,201
YO1 7NP	£475,000	2019-02	116.88	129.39	£525,841	94	£5,594
YO1 9AE	£130,000	2019-03	116.83	129.39	£143,976	28	£5,142
YO1 9UP	£165,000	2020-03	116.05	129.39	£183,967	30	£6,132
YO1 9AE	£115,000	2018-03	112.83	129.39	£131,878	32	£4,121
YO1 9UP	£225,000	2020-03	116.05	129.39	£250,864	52	£4,824
YO1 9AE	£235,000	2018-03	112.83	129.39	£269,491	62	£4,347
YO31 7ES	£270,000	2018-03	112.83	129.39	£309,628	65	£4,764
YO31 7ES	£250,000	2018-03	112.83	129.39	£286,692	65	£4,411
YO31 7ES	£250,000	2018-03	112.83	129.39	£286,692	73	£3,927

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	30	£4,760
YO1 9AE	£118,000	2018-04	113.25	129.39	£134,817	31	£4,349
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	32	£4,463
YO1 9AE	£150,000	2018-04	113.25	129.39	£171,377	32	£5,356
YO1 9AE	£125,000	2018-04	113.25	129.39	£142,815	33	£4,328
YO1 6AE	£267,500	2021-04	123.21	129.39	£280,917	48	£5,852
YO1 9AE	£189,995	2018-04	113.25	129.39	£217,072	49	£4,430
YO1 9AE	£189,995	2018-04	113.25	129.39	£217,072	51	£4,256
YO1 9AE	£210,000	2018-04	113.25	129.39	£239,928	52	£4,614
YO1 9AE	£180,000	2018-04	113.25	129.39	£205,653	55	£3,739
YO31 7ES	£236,000	2018-04	113.25	129.39	£269,634	62	£4,349
YO31 7ES	£242,000	2018-04	113.25	129.39	£276,489	63	£4,389
YO31 7ES	£255,000	2018-04	113.25	129.39	£291,342	63	£4,624
YO31 7ES	£265,000	2018-04	113.25	129.39	£302,767	64	£4,731
YO31 7ES	£237,500	2018-04	113.25	129.39	£271,348	64	£4,240
YO31 7ES	£235,000	2019-04	116.73	129.39	£260,487	65	£4,007
YO23 1FL	£290,000	2021-04	123.21	129.39	£304,546	73	£4,172
YO1 7NP	£365,000	2019-04	116.73	129.39	£404,586	80	£5,057
YO31 7ES	£380,500	2018-04	113.25	129.39	£434,728	84	£5,175
YO1 9AE	£120,000	2018-05	114.62	129.39	£135,463	27	£5,017
YO1 9AE	£135,000	2018-05	114.62	129.39	£152,396	33	£4,618
YO1 6AE	£175,000	2021-05	125.23	129.39	£180,813	36	£5,023
YO1 6AE	£190,000	2021-05	125.23	129.39	£196,312	37	£5,306
YO1 6AE	£312,500	2021-05	125.23	129.39	£322,881	47	£6,870
YO31 7AH	£240,000	2021-05	125.23	129.39	£247,973	48	£5,166
YO1 6AE	£260,000	2021-05	125.23	129.39	£268,637	48	£5,597
YO1 9AE	£205,000	2018-05	114.62	129.39	£231,416	49	£4,723
YO1 6AE	£352,500	2021-05	125.23	129.39	£364,210	54	£6,745
YO31 7AH	£248,000	2020-05	116.26	129.39	£276,008	55	£5,018
YO1 7NP	£301,500	2018-05	114.62	129.39	£340,351	56	£6,078
YO1 9AE	£240,000	2018-05	114.62	129.39	£270,927	65	£4,168
YO1 7NP	£375,000	2018-05	114.62	129.39	£423,323	70	£6,047
YO1 6AE	£372,000	2021-05	125.23	129.39	£384,357	74	£5,194
YO1 6AE	£355,000	2021-05	125.23	129.39	£366,793	74	£4,957
YO1 7NP	£475,000	2018-05	114.62	129.39	£536,209	80	£6,703
YO31 7AH	£260,000	2021-05	125.23	129.39	£268,637	85	£3,160
YO1 6AE	£692,500	2021-05	125.23	129.39	£715,504	91	£7,863
YO1 7NP	£550,001	2018-05	114.62	129.39	£620,874	96	£6,467
YO31 7AH	£145,000	2020-06	115.51	129.39	£162,424	27	£6,016
YO1 6AE	£285,000	2021-06	125.57	129.39	£293,670	47	£6,248
YO1 6AE	£250,000	2021-06	125.57	129.39	£257,605	48	£5,367

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO1 6AE	£247,500	2021-06	125.57	129.39	£255,029	48	£5,313
YO1 9AE	£240,000	2018-06	115.41	129.39	£269,072	63	£4,271
YO31 7AH	£345,000	2021-06	125.57	129.39	£355,495	78	£4,558
YO31 7AH	£150,000	2020-07	115.26	129.39	£168,389	33	£5,103
YO1 6ES	£264,999	2018-07	116.24	129.39	£294,978	51	£5,784
YO1 6ES	£289,999	2018-07	116.24	129.39	£322,806	53	£6,091
YO31 7AH	£269,950	2021-07	124.37	129.39	£280,846	64	£4,388
YO1 6ES	£349,999	2018-07	116.24	129.39	£389,594	75	£5,195
YO1 6ES	£414,999	2018-07	116.24	129.39	£461,947	77	£5,999
YO1 6ES	£389,999	2018-07	116.24	129.39	£434,119	77	£5,638
YO1 6ES	£419,999	2018-07	116.24	129.39	£467,513	77	£6,072
YO1 6ES	£409,999	2018-07	116.24	129.39	£456,381	79	£5,777
YO1 6ES	£362,499	2018-07	116.24	129.39	£403,508	82	£4,921
YO1 6ES	£412,499	2018-07	116.24	129.39	£459,164	85	£5,402
YO1 6ES	£299,999	2018-08	115.72	129.39	£335,438	51	£6,577
YO1 6ES	£287,499	2018-08	115.72	129.39	£321,461	53	£6,065
YO1 6ES	£424,999	2018-08	115.72	129.39	£475,204	75	£6,336
YO1 6ES	£344,999	2018-08	115.72	129.39	£385,754	75	£5,143
YO1 6ES	£344,999	2018-08	115.72	129.39	£385,754	84	£4,592
YO1 6ES	£424,999	2018-08	115.72	129.39	£475,204	85	£5,591
YO1 6ES	£354,999	2018-08	115.72	129.39	£396,935	87	£4,562
YO1 6ES	£394,999	2018-08	115.72	129.39	£441,660	95	£4,649
YO1 7NP	£420,000	2018-09	115.97	129.39	£468,602	80	£5,858
YO1 7NP	£425,000	2019-09	118.16	129.39	£465,392	94	£4,951
YO1 9AE	£115,000	2018-10	115.83	129.39	£128,463	27	£4,758
YO1 9AE	£130,000	2018-10	115.83	129.39	£145,219	29	£5,008
YO31 7AH	£210,000	2019-10	116.85	129.39	£232,537	37	£6,285
YO31 7AH	£200,000	2019-10	116.85	129.39	£221,463	40	£5,537
YO31 7AH	£220,000	2019-10	116.85	129.39	£243,610	41	£5,942
YO30 4UZ	£150,000	2018-10	115.83	129.39	£167,560	63	£2,660
YO1 7NP	£375,000	2018-10	115.83	129.39	£418,901	70	£5,984
YO24 1AG	£375,000	2020-10	115.58	129.39	£419,807	88	£4,771
YO24 1AG	£450,000	2020-10	115.58	129.39	£503,768	96	£5,248
YO24 1AG	£405,000	2020-10	115.58	129.39	£453,391	98	£4,626
YO24 1AG	£445,000	2020-10	115.58	129.39	£498,171	119	£4,186
YO1 9AE	£140,000	2019-11	115.28	129.39	£157,136	28	£5,612
YO1 9AE	£115,000	2018-11	115.57	129.39	£128,752	28	£4,598
YO1 9AE	£115,000	2018-11	115.57	129.39	£128,752	28	£4,598
YO1 9AE	£130,000	2018-11	115.57	129.39	£145,546	28	£5,198
YO1 9AE	£155,000	2019-11	115.28	129.39	£173,972	32	£5,437
YO1 9AE	£135,000	2018-11	115.57	129.39	£151,143	33	£4,580

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO1 9AE	£157,000	2018-11	115.57	129.39	£175,774	36	£4,883
YO31 7AH	£215,000	2019-11	115.28	129.39	£241,315	41	£5,886
YO1 9AE	£177,000	2019-11	115.28	129.39	£198,664	42	£4,730
YO1 9AE	£189,995	2018-11	115.57	129.39	£212,715	47	£4,526
YO31 0RQ	£92,500	2019-11	115.28	129.39	£103,822	60	£1,730
YO24 1AG	£485,000	2020-11	118.33	129.39	£530,332	127	£4,176
YO1 9AE	£140,000	2019-12	114.15	129.39	£158,691	27	£5,877
YO1 9AE	£140,000	2019-12	114.15	129.39	£158,691	28	£5,668
YO1 9AE	£120,000	2018-12	115.59	129.39	£134,326	28	£4,797
YO1 9AE	£145,000	2018-12	115.59	129.39	£162,311	36	£4,509
YO1 9AE	£193,000	2018-12	115.59	129.39	£216,042	45	£4,801
YO24 1AG	£525,000	2020-12	119.81	129.39	£566,979	125	£4,536
YO30 6PF	£309,950	2019-01	119.85	145.33	£375,845	102	£3,685
YO30 6PF	£309,950	2019-01	119.85	145.33	£375,845	102	£3,685
YO31 0WD	£324,995	2018-01	113.48	145.33	£416,210	132	£3,153
YO32 9AH	£450,000	2021-01	130.33	145.33	£501,792	142	£3,534
YO30 6QR	£225,950	2019-02	120.34	145.33	£272,871	64	£4,264
YO30 6QR	£225,950	2019-02	120.34	145.33	£272,871	64	£4,264
YO30 6QR	£231,950	2019-02	120.34	145.33	£280,117	64	£4,377
YO30 6QR	£248,950	2019-02	120.34	145.33	£300,647	74	£4,063
YO30 6QQ	£277,950	2018-02	112.93	145.33	£357,695	89	£4,019
YO30 6QQ	£277,950	2018-02	112.93	145.33	£357,695	89	£4,019
YO30 6QH	£289,950	2018-02	112.93	145.33	£373,138	102	£3,658
YO30 6QH	£289,950	2018-02	112.93	145.33	£373,138	102	£3,658
YO30 6QR	£258,950	2019-02	120.34	145.33	£312,724	106	£2,950
YO30 6QR	£299,950	2019-02	120.34	145.33	£362,238	120	£3,019
YO31 0WD	£349,995	2018-03	113.67	145.33	£447,478	118	£3,792
YO19 4AE	£350,000	2020-03	122.69	145.33	£414,586	118	£3,513
YO30 6QR	£228,950	2019-05	120.23	145.33	£276,747	64	£4,324
YO31 0WE	£256,995	2018-05	117.55	145.33	£317,729	84	£3,782
YO31 0WE	£256,995	2018-05	117.55	145.33	£317,729	84	£3,782
YO31 0WE	£267,495	2018-05	117.55	145.33	£330,711	93	£3,556
YO31 0WE	£278,995	2018-05	117.55	145.33	£344,928	93	£3,709
YO30 6QR	£264,950	2019-05	120.23	145.33	£320,263	106	£3,021
YO30 6QR	£329,950	2019-05	120.23	145.33	£398,833	123	£3,243
YO31 0WE	£279,995	2018-06	118.60	145.33	£343,100	84	£4,085
YO31 0WE	£259,995	2018-06	118.60	145.33	£318,593	84	£3,793
YO31 0WE	£281,995	2018-06	118.60	145.33	£345,551	84	£4,114
YO31 0WE	£259,995	2018-06	118.60	145.33	£318,593	84	£3,793
YO31 0WE	£282,995	2018-06	118.60	145.33	£346,776	93	£3,729
YO31 0WE	£285,995	2018-06	118.60	145.33	£350,452	93	£3,768

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QR	£264,950	2019-06	120.33	145.33	£319,997	106	£3,019
YO31 0WD	£319,995	2018-06	118.60	145.33	£392,115	111	£3,533
YO19 4AW	£380,000	2020-06	123.71	145.33	£446,410	118	£3,783
YO26 5TL	£225,000	2020-07	122.66	145.33	£266,584	56	£4,760
YO26 5TL	£265,000	2020-07	122.66	145.33	£313,977	82	£3,829
YO30 6QQ	£283,950	2019-07	120.34	145.33	£342,916	89	£3,853
YO31 0WE	£285,995	2018-07	119.66	145.33	£347,348	93	£3,735
YO30 6QR	£228,950	2019-08	121.92	145.33	£272,911	64	£4,264
YO26 5TL	£270,000	2019-08	121.92	145.33	£321,843	82	£3,925
YO31 0WD	£329,995	2018-08	118.97	145.33	£403,111	113	£3,567
YO30 6PF	£294,950	2018-10	119.32	145.33	£359,245	64	£5,613
YO30 1ZD	£348,995	2020-10	124.51	145.33	£407,352	111	£3,670
YO30 1ZD	£332,495	2020-10	124.51	145.33	£388,093	111	£3,496
YO30 6QR	£339,950	2018-10	119.32	145.33	£414,054	123	£3,366
YO30 6QR	£279,950	2018-11	119.82	145.33	£339,552	89	£3,815
YO30 6QR	£279,950	2018-11	119.82	145.33	£339,552	89	£3,815
YO30 6PF	£324,950	2018-11	119.82	145.33	£394,133	92	£4,284
YO31 0WD	£261,995	2018-12	119.48	145.33	£318,679	84	£3,794
YO31 0WD	£267,495	2018-12	119.48	145.33	£325,369	84	£3,873
YO30 1ZD	£349,995	2020-12	129.05	145.33	£394,148	111	£3,551
YO31 0RW	£349,995	2018-12	119.48	145.33	£425,718	136	£3,130
YO31 0RQ	£354,995	2018-12	119.48	145.33	£431,800	141	£3,062
YO19 4AD	£260,000	2021-01	128.88	141.62	£285,701	68	£4,201
YO30 6QQ	£221,950	2018-01	112.07	141.62	£280,473	71	£3,950
YO30 6QQ	£231,950	2018-01	112.07	141.62	£293,109	71	£4,128
YO30 6QQ	£241,950	2018-01	112.07	141.62	£305,746	80	£3,822
YO24 1HX	£370,000	2020-01	119.84	141.62	£437,245	105	£4,164
YO24 4NT	£349,950	2018-01	112.07	141.62	£442,223	119	£3,716
YO1 9AA	£550,000	2019-01	117.63	141.62	£662,170	132	£5,016
YO1 9AA	£547,500	2019-01	117.63	141.62	£659,160	132	£4,994
YO1 9AA	£599,950	2018-01	112.07	141.62	£758,142	132	£5,743
YO31 0RQ	£354,995	2019-01	117.63	141.62	£427,394	141	£3,031
YO26 5TL	£204,000	2020-02	120.16	141.62	£240,433	82	£2,932
YO30 6QQ	£349,950	2018-02	111.70	141.62	£443,688	116	£3,825
YO1 9AA	£625,000	2018-02	111.70	141.62	£792,413	133	£5,958
YO30 6QR	£219,950	2018-03	112.47	141.62	£276,957	64	£4,327
YO30 6QR	£239,950	2018-03	112.47	141.62	£302,140	74	£4,083
YO30 6QH	£284,950	2018-03	112.47	141.62	£358,803	102	£3,518
YO30 6QR	£249,950	2018-03	112.47	141.62	£314,732	106	£2,969
YO30 6QR	£249,950	2018-03	112.47	141.62	£314,732	106	£2,969
YO31 0RW	£319,000	2020-03	120.85	141.62	£373,825	129	£2,898

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO24 1HX	£362,000	2020-04	121.09	141.62	£423,375	105	£4,032
YO30 6QH	£299,950	2018-04	113.58	141.62	£374,000	118	£3,169
YO1 9AA	£590,000	2019-04	119.01	141.62	£702,091	132	£5,319
YO19 4AD	£236,000	2020-05	121.93	141.62	£274,111	68	£4,031
YO30 6QR	£248,950	2019-05	118.41	141.62	£297,748	74	£4,024
YO24 1HX	£375,000	2020-05	121.93	141.62	£435,557	105	£4,148
YO30 6QR	£264,950	2019-05	118.41	141.62	£316,884	106	£2,989
YO31 0WD	£319,995	2019-05	118.41	141.62	£382,718	115	£3,328
YO30 6QR	£248,950	2019-06	118.46	141.62	£297,622	64	£4,650
YO19 4AD	£236,000	2020-06	121.72	141.62	£274,584	68	£4,038
YO19 4AD	£230,000	2020-06	121.72	141.62	£267,603	68	£3,935
YO19 4AE	£229,999	2019-06	118.46	141.62	£274,966	68	£4,044
YO19 4AE	£241,999	2019-06	118.46	141.62	£289,312	68	£4,255
YO31 0WE	£279,995	2018-06	116.95	141.62	£339,059	93	£3,646
YO31 0WE	£267,995	2018-06	116.95	141.62	£324,527	93	£3,490
YO24 1HX	£365,000	2020-06	121.72	141.62	£424,674	105	£4,045
YO30 6QR	£265,950	2019-06	118.46	141.62	£317,946	106	£2,999
YO30 6QR	£309,950	2018-06	116.95	141.62	£375,332	111	£3,381
YO31 0WE	£330,995	2018-06	116.95	141.62	£400,817	129	£3,107
YO31 0WE	£331,995	2018-06	116.95	141.62	£402,028	129	£3,116
YO31 0WE	£330,995	2018-06	116.95	141.62	£400,817	129	£3,107
YO31 0WE	£322,995	2018-06	116.95	141.62	£391,129	129	£3,032
YO1 9AA	£575,000	2018-06	116.95	141.62	£696,293	132	£5,275
YO30 6QR	£229,950	2018-07	118.04	141.62	£275,885	64	£4,311
YO19 4AW	£236,000	2020-07	120.69	141.62	£276,927	68	£4,072
YO26 5TL	£255,000	2020-07	120.69	141.62	£299,222	82	£3,649
YO26 5TL	£270,000	2019-07	118.64	141.62	£322,298	82	£3,930
YO30 6QR	£254,950	2018-07	118.04	141.62	£305,880	106	£2,886
YO30 6QR	£329,950	2018-07	118.04	141.62	£395,862	127	£3,117
YO30 6QR	£264,950	2019-08	120.45	141.62	£311,517	64	£4,867
YO30 6QR	£248,950	2019-08	120.45	141.62	£292,705	74	£3,955
YO30 6QR	£244,950	2018-08	117.42	141.62	£295,434	74	£3,992
YO26 5TL	£255,000	2019-08	120.45	141.62	£299,818	82	£3,656
YO19 4AE	£284,999	2019-08	120.45	141.62	£335,090	88	£3,808
YO30 6QR	£264,950	2019-08	120.45	141.62	£311,517	106	£2,939
YO30 6QR	£254,950	2018-08	117.42	141.62	£307,495	106	£2,901
YO31 0WE	£339,995	2018-08	117.42	141.62	£410,067	129	£3,179
YO31 0RW	£356,995	2019-08	120.45	141.62	£419,740	140	£2,998
YO31 0TL	£359,995	2019-08	120.45	141.62	£423,267	141	£3,002
YO31 0TL	£359,995	2019-08	120.45	141.62	£423,267	141	£3,002
YO19 4AE	£234,999	2019-09	121.69	141.62	£273,486	68	£4,022

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI Epsm
YO30 6QR	£248,950	2019-09	121.69	141.62	£289,722	74	£3,915
YO19 4AE	£277,999	2019-09	121.69	141.62	£323,529	88	£3,676
YO19 4AE	£268,000	2019-09	121.69	141.62	£311,892	88	£3,544
YO30 6QR	£289,950	2018-09	118.25	141.62	£347,253	102	£3,404
YO30 6QR	£289,950	2018-09	118.25	141.62	£347,253	102	£3,404
YO30 6QR	£284,950	2018-09	118.25	141.62	£341,265	102	£3,346
YO31 0RQ	£299,995	2019-09	121.69	141.62	£349,127	118	£2,959
YO30 6QR	£299,950	2018-09	118.25	141.62	£359,230	118	£3,044
YO31 0WF	£339,995	2019-09	121.69	141.62	£395,678	129	£3,067
YO31 0WF	£342,995	2019-09	121.69	141.62	£399,170	129	£3,094
YO31 0WF	£329,995	2019-09	121.69	141.62	£384,041	129	£2,977
YO31 0WF	£339,995	2019-09	121.69	141.62	£395,678	129	£3,067
YO31 0WF	£342,995	2019-09	121.69	141.62	£399,170	129	£3,094
YO31 0TL	£334,995	2019-09	121.69	141.62	£389,859	141	£2,765
YO31 0TL	£354,995	2019-09	121.69	141.62	£413,135	141	£2,930
YO19 4AE	£234,999	2019-10	120.54	141.62	£276,096	68	£4,060
YO26 5TL	£270,000	2019-10	120.54	141.62	£317,218	82	£3,869
YO26 5TL	£255,000	2019-10	120.54	141.62	£299,594	82	£3,654
YO19 4AE	£284,999	2019-10	120.54	141.62	£334,840	88	£3,805
YO19 4AE	£277,999	2019-10	120.54	141.62	£326,615	88	£3,712
YO31 0RW	£330,995	2019-10	120.54	141.62	£388,879	129	£3,015
YO31 0WD	£354,995	2018-10	117.80	141.62	£426,778	140	£3,048
YO30 6QR	£231,950	2018-11	118.13	141.62	£278,073	64	£4,345
YO30 6QR	£221,950	2018-11	118.13	141.62	£266,084	64	£4,158
YO30 6QR	£254,950	2018-11	118.13	141.62	£305,646	74	£4,130
YO30 1ZB	£297,995	2020-11	125.71	141.62	£335,710	77	£4,360
YO30 6QR	£289,950	2018-11	118.13	141.62	£347,606	103	£3,375
YO30 6QR	£258,950	2018-11	118.13	141.62	£310,442	106	£2,929
YO30 6QR	£314,950	2018-11	118.13	141.62	£377,577	111	£3,402
YO30 6QR	£314,950	2018-11	118.13	141.62	£377,577	111	£3,402
YO31 0TL	£304,995	2018-11	118.13	141.62	£365,643	118	£3,099
YO31 0RW	£324,995	2019-11	118.83	141.62	£387,325	129	£3,003
YO31 0TL	£339,995	2019-11	118.83	141.62	£405,201	141	£2,874
YO31 0TL	£339,995	2019-11	118.83	141.62	£405,201	141	£2,874
YO19 4AE	£277,999	2019-12	118.00	141.62	£333,646	88	£3,791
YO30 6QR	£289,950	2018-12	117.34	141.62	£349,946	103	£3,398
YO30 6QR	£284,950	2018-12	117.34	141.62	£343,912	103	£3,339
YO31 0WD	£327,495	2018-12	117.34	141.62	£395,260	115	£3,437
YO31 0WD	£327,495	2018-12	117.34	141.62	£395,260	115	£3,437
YO31 0TL	£294,995	2018-12	117.34	141.62	£356,035	118	£3,017
YO31 0WD	£322,495	2018-12	117.34	141.62	£389,226	118	£3,299

Technical Note

Postcode	Price Paid	Transaction date	HPI at date	HPI at Nov'21	HPI Adjusted Sale Price	Floorspace (sqm)	HPI £psm
YO31 0WD	£322,495	2018-12	117.34	141.62	£389,226	118	£3,299
YO31 0WE	£319,995	2018-12	117.34	141.62	£386,208	129	£2,994
YO31 0RQ	£359,995	2018-12	117.34	141.62	£434,485	141	£3,081

Technical Note

Appendix A.2 Updated BCIS Build Costs



£/m2 study

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

Last updated: 12-Feb-2022 00:38

> Rebased to 4Q 2021 (344) and York (100; sample 19)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (15)	1,330	728	1,164	1,291	1,448	3,019	1219
810.1 Estate housing							
Generally (15)	1,326	642	1,130	1,278	1,449	4,598	1493
Single storey (15)	1,491	848	1,268	1,443	1,658	4,598	245
2-storey (15)	1,281	642	1,115	1,246	1,400	2,796	1151
3-storey (15)	1,369	831	1,100	1,309	1,536	2,734	92
4-storey or above (15)	2,795	1,363	2,230	2,491	3,746	4,146	5
810.11 Estate housing detached (15)	1,706	988	1,318	1,476	1,718	4,598	22
810.12 Estate housing semi detached							
Generally (15)	1,322	785	1,138	1,291	1,451	2,448	353
Single storey (15)	1,475	980	1,281	1,453	1,629	2,448	73
2-storey (15)	1,283	785	1,131	1,257	1,405	2,236	267
3-storey (15)	1,259	941	1,003	1,244	1,362	1,922	13
810.13 Estate housing terraced							
Generally (15)	1,367	831	1,115	1,295	1,503	4,146	275
Single storey (15)	1,536	1,016	1,308	1,448	1,767	2,151	25
2-storey (15)	1,315	834	1,112	1,256	1,445	2,796	205
3-storey (15)	1,395	831	1,093	1,294	1,571	2,734	43
4-storey or above (10)	3,946	3,746	-	-	-	4,146	2
816. Flats (apartments)							
Generally (15)	1,563	773	1,300	1,485	1,760	5,389	852
1-2 storey (15)	1,484	918	1,264	1,417	1,662	2,659	194
3-5 storey (15)	1,540	773	1,294	1,473	1,746	3,263	558
6 storey or above (15)	1,856	1,145	1,530	1,740	1,980	5,389	97
818. Housing with shops, offices, workshops or the like (15)	1,933	782	1,514	1,746	2,227	4,807	85
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	2,402	985	1,621	2,105	2,944	6,377	128
Single storey (15)	1,955	1,194	1,448	1,785	2,277	3,622	31

Technical Note



Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
2-storey (15)	2,274	985	1,617	2,056	2,726	6,026	62
3-storey (15)	2,794	1,337	2,111	2,758	3,152	5,211	28
4-storey or above (15)	4,642	2,478	3,194	5,493	5,667	6,377	5
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,668	966	1,395	1,542	1,857	5,369	65
820.3 'One-off' housing terraced (3 units or less) (15)	1,711	1,229	1,262	1,474	1,729	3,203	13
841. Housing provided in connection with other facilities (20)	1,671	1,331	-	1,565	-	2,222	4
843. Supported housing							
Generally (15)	1,676	857	1,407	1,554	1,802	3,421	133
Single storey (15)	1,945	1,204	1,554	1,677	2,073	3,421	17
2-storey (15)	1,671	857	1,404	1,519	1,838	2,977	42
3-storey (15)	1,527	859	1,396	1,478	1,687	2,269	46
4-storey or above (15)	1,754	1,055	1,394	1,610	1,795	3,281	25
843.1 Supported housing with shops, restaurants or the like (15)	1,604	1,024	1,362	1,534	1,684	2,706	31
852. Hotels (15)	2,214	1,223	1,780	2,129	2,738	3,188	16
856.2 Students' residences, halls of residence, etc (15)	2,027	1,137	1,848	2,018	2,226	3,258	57

