



January 2002

Appendix I

Guidance on the valuation of supported housing

Supplement to 'Rent influencing regime:
implementing the rent restructuring framework'



THE HOUSING
CORPORATION

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SUPPLEMENT TO 'RENT INFLUENCING REGIME: IMPLEMENTING THE RENT RESTRUCTURING FRAMEWORK'

**APPENDIX I:
GUIDANCE ON THE VALUATION OF SUPPORTED HOUSING**

1 INTRODUCTION

- 1.1 This guidance explains the approach that housing associations (HAs) should adopt to the valuation of supported housing for rent restructuring purposes. This guidance is not intended to provide advice on valuations for accounting purposes. The term supported housing covers all schemes that may attract Supporting People grant.
- 1.2 The key principles underpinning rent restructuring for supported housing are the same as those for general needs housing. Rents are expected to reflect the size, condition and location of the accommodation. Properties have to be valued for these purposes using a common valuation base (January 1999) and a comparable method.
- 1.3 There are two approaches that can be used by HAs to the valuation of supported housing. Existing Use Valuation (EUV), which assumes vacant possession, is the preferred method of valuation and, where possible, HAs should obtain EUVs for supported housing. Where it is not appropriate to value properties on this basis, HAs can use a Depreciated Replacement Cost (DRC) method of valuation. This guidance broadly explains how HAs can use both the EUV and DRC methods to value their supported housing stock and examples are shown in section 4 of this Appendix.
- 1.4 The main principles underpinning the valuation methods for supported housing are as follows. The methods should:
 - reflect the same principles as those for general needs housing
 - be simple to operate
 - take account of the full costs of replacement.

2 EXISTING USE VALUATIONS

- 2.1 EUVs should be applied to ordinary supported housing units that are similar to general needs housing, for instance self-contained housing and small shared units. The concept of EUV is based on assuming vacant possession and continued residential use.
- 2.2 A useful source of information about stock valuation is *A New Financial Framework for Local Authority Housing — Guidance on Stock Valuation* published by DTLR in May 2000. Appendix F to this guide sets out the definition by the Royal Institution of Chartered Surveyors of the concept of Existing Use Value. In particular the concept assumes that the property remains in its current use, which in this instance is housing and is not converted into, for example, retail or office accommodation.
- 2.3 Supported housing schemes can be included within HAs' existing valuation methods for general needs housing, where the stock is similar. Such approaches may involve valuing a representative sample of housing stock, or HAs jointly forming a 'valuation club' where valuations are shared. Where a supported housing scheme is isolated from other types of properties then an individual valuation may be required. The EUV methodology should reflect the cost of specialist adaptations.
- 2.4 It is anticipated that the EUV method of valuation should be appropriate for a substantial proportion of supported housing, as there is sufficient evidence of various types of residential property to enable a robust valuation to be prepared for rent restructuring purposes. HAs should, where possible, use EUVs. HAs may choose to use external valuers or appropriately qualified in-house staff to carry out EUVs.

3 DEPRECIATED REPLACEMENT COSTS (DRC)

- 3.1 The DTLR has recognised that in some cases valuations on an EUV basis will not take account of the particular qualities and characteristics of supported housing. Where the Board of an HA decides that this is the case, with the benefit of professional advice where appropriate, the HA may value properties on a DRC basis.
- 3.2 The DRC method of valuation broadly corresponds to the cost of replacing the building, taking account of the fact that generally it would not be brand new. This approach should only be applied for the purposes of rent restructuring.
- 3.3 The approach set out in this guidance involves the calculation of a DRC valuation based on the replacement of an existing property with a modern alternative. This replacement cost will need to be depreciated where the condition of the existing property does not meet modern standards. The value of the land will then need to be added to this calculation.
- 3.4 The methodology set out below explains how HAs with specialist properties can calculate a DRC. HAs may pursue this approach without having to engage professional valuers, in which case they should ensure that a competent person is responsible for applying the methodology.

Build cost per square metre (sq m)

- 3.5 To calculate the DRC of an existing property it will be necessary for the HA to first calculate the cost of its replacement with a modern alternative. The methodology involves using a standard per sq m rate for the build cost of a modern alternative. The January 1999 rates for each TCI area are shown below, details of the local authorities that fall within each TCI area are shown in Table 1.

TCI area	A	B	C	D	E
Build cost per sq m	871	799	761	737	707

The sq m build rates shown above include on-costs and take account of the additional costs associated with building supported housing.

- 3.6 HAs will need to calculate the gross external area of the existing property using guidance provided in the Royal Institution of Chartered Surveyor's Code of Measuring Practice, Fifth Edition (available from RICS priced £20 for members and £25 for non members telephone 020 7222 7000). If the gross external area is difficult to measure, then HAs could derive this calculation from the gross internal area, taking into account the thickness of the external walls and the space occupied by partitions.

The calculation will involve multiplying the build rate by the gross sq m to arrive at a replacement cost for a modern alternative.

Specialist adaptations

- 3.7 Supported housing can include the provision of specialist adaptations for people with a physical disability. A distinction needs to be made between property related adaptations and personal equipment for an individual (eg hoists etc).
- 3.8 The build cost calculation for replacing an existing scheme with a modern alternative includes the costs of complying with building regulation requirements for wheelchair accessibility. There are, however, other property related adaptations that may need to be taken into account in assessing replacement costs, for instance the provision of specialist equipment.
- 3.9 Two key multipliers have been identified that can enhance the basic build cost to take account of those adaptations that are not reflected within the sq m calculation. These multipliers are as follows:

Wheelchair (specialist fixed equipment eg showers/kitchen units)	1.12
Serviced by new lifts	1.12

Condition of the property

- 3.10 To ensure that the DRC valuation reflects the condition of the property, it will be necessary for the replacement cost to be depreciated.
- 3.11 Where the property has been regularly maintained and upgraded, and complies with modern design and construction standards, the replacement cost should not be depreciated. Where the property does not meet modern standards a notional abatement factor of 0.90 should be applied to depreciate the replacement costs in any of the following circumstances:
- no central heating
 - the kitchen/s has not been refurbished within the previous 10 years
 - the bathroom/s has not been refurbished within the previous 15 years.

Standardised land value calculation

- 3.12 There are two approaches that HAs can adopt to calculating the land value for rent restructuring purposes. These approaches are explained below.

- 3.13 HAs can use professional valuers (internal or external) to provide advice on the valuation of a site (at the January 1999 price base). This approach provides a tailored method for calculating the value of the land component.
- 3.14 Alternatively HAs can use land values prepared by the Valuation Office in Spring 1999. If these land values are used, it is not necessary to rebase the valuation to January 1999. This approach would involve HAs calculating the size of the site in hectares (see formula in Table 2 to translate sq m into hectares). HAs could make use of ordnance survey maps to facilitate this calculation. The value of the land would be derived by multiplying the land value prepared by the Valuation Office by the actual size of the site.
- 3.15 The land values prepared by the Valuation Office are based on each local authority area, assuming a representative location with planning permission available for residential development, services are to the edge of the site and the site is ripe for development. The Spring 1999 values for each local authority area are given in Table 3 showing the value of small sites as well as those in excess of two hectares. As the valuation figures provide a broad indication of land value over each local authority area, they may not reflect the specific value of the HA's site. Where an HA considers this to be the case, it may wish to use a professional valuer.

4 EXAMPLE VALUATION CALCULATIONS

4.1 Example 1

A scheme for people with AIDS/HIV provides 8 self contained units in a block of flats in the Midlands. This scheme has been funded through the supported housing funding framework and incorporates a number of specialist adaptations to enable tenants to remain in their homes, should their physical condition deteriorate.

This scheme is very similar to other self contained units that have been recently valued on a sample basis using EUV. The valuer agrees a slight enhancement to the EUV of each unit, to reflect the costs of adapting them to enable people with fluctuating health care needs to live independently.

4.2 Example 2

A women's refuge for 8 women was built in 1902 and was converted into a refuge in 1985. Although the scheme has been well maintained, the services and facilities have not been upgraded since it was refurbished. The gross area of the scheme is 200 sq m. The scheme is located in TCI area A

Sq m replacement build costs (TCI area A)	£871 sq m	(a)
Gross area of scheme	200 sq m	(b)
Estimated replacement costs	£174,200	(a) x (b)
Multipliers	None	
Condition factor	0.90	
Estimated replacement cost (depreciated)	£156,780	
Land valuation (per hectare Lambeth, 1999)	£2,100,000	(d)
Site size	0.075 hectare	(e)
Land value	£157,500	(d) x (e)
Total valuation	£314,280	
Valuation per unit	£39,285	

4.3 Example 3

A specialist scheme for 12 people with learning disabilities was originally built in 1895 and came into management in 1995. The scheme has been built to wheelchair standards and has a lift. The scheme has been well maintained. The gross area of the scheme is 420 sq m. The scheme is located in TCI area D.

Sq m replacement build costs (TCI area D) (incl. wheelchair accessibility)	£737 sq m	(a)
Gross area of scheme	420 sq m	(b)
Estimated replacement costs	£309,540	(a) x (b)
Multipliers		
Wheelchair equipment	1.12	(c)
Lift	1.12	(d)
Gross multiplier	1.25	(c) x (d)
Estimated replacement costs	£386,925	
Condition factor	None	
Estimated replacement cost (depreciated)	£386,925	
Land valuation (per hectare for Exeter, 1999)	£1,103,000	(e)
Site size	0.2 hectare	(f)
Land value	£220,600	(e) x (f)
Total valuation	£607,525	
Valuation per unit	£50,627	

4.4 **Example 4**

A scheme for 6 single homeless people in TCI area E was developed as a new build scheme in 1980. Substantial major repairs works were undertaken to the property in 1999 with the installation of a new hot water and heating system, the upgrading of the kitchen and bathrooms and the installation of a new electrical system. The repairs have also involved catch up internal and external cyclical works

Sq m replacement build costs (incl wheelchair accessibility)	£707 sq m	(a)
Gross area of scheme	150 sq m	(b)
Estimated replacement costs	£ 106,050	(a) x (b)
Multipliers	None	
Condition factor	None	
Estimated replacement cost (depreciated)	£106,050	
Land valuation (per hectare for Stoke-on-Trent, 1999)	£450,000	(d)
Site size	0.12 hectare	(e)
Land value	£54,000	(d) x (e)
Total valuation	£160,050	
Valuation per unit	£26,675	

- 4.5 You can download a spreadsheet from the National Housing Federation's website (www.housing.org.uk) which automatically calculates the DRC if you insert the location and dimensions of the building and land.

TABLE 1: LOCAL AUTHORITIES WITHIN EACH TCI AREA (BASED ON TCI CIRCULAR OF 1998/99)

LA code	Local authority	TCI CG	LA code	Local authority	TCI CG
202	City of London	A	312	Oxford	B
204	Barnet	A	318	Chiltern	B
206	Brent	A	320	Wycombe	B
208	Camden	A	321	Broxbourne	B
210	Ealing	A	322	Dacorum	B
213	Hackney	A	323	East Hertfordshire	B
214	Hammersmith and Fulham	A	324	Hertsmere	B
215	Haringey	A	325	North Hertfordshire	B
216	Harrow	A	326	St. Albans	B
218	Hillingdon	A	327	Stevenage	B
219	Hounslow	A	329	Watford	B
220	Islington	A	330	Welwyn Hatfield	B
221	Kensington and Chelsea	A	335	Cambridge	B
222	Kingston upon Thames	A	356	Brentwood	B
223	Lambeth	A	361	Epping Forest	B
225	Merton	A	362	Harlow	B
228	Richmond upon Thames	A	251	Ashford	C
229	Southwark	A	252	Canterbury	C
231	Tower Hamlets	A	253	Dartford	C
233	Wandsworth	A	254	Dover	C
234	City of Westminster	A	256	Gravesham	C
317	South Bucks	A	257	Maidstone	C
328	Three Rivers	A	261	Swale	C
447	Isles of Scilly	A	262	Thanet	C
203	Barking and Dagenham	B	264	Tunbridge Wells	C
205	Bexley	B	266	Eastbourne	C
207	Bromley	B	269	Lewes	C
209	Croydon	B	271	Wealden	C
211	Enfield	B	272	Adur	C
212	Greenwich	B	273	Arun	C
217	Havering	B	274	Chichester	C
224	Lewisham	B	276	Horsham	C
226	Newham	B	278	Worthing	C
227	Redbridge	B	281	Eastleigh	C
230	Sutton	B	282	Fareham	C
232	Waltham Forest	B	283	Gosport	C
259	Sevenoaks	B	285	Havant	C
263	Tonbridge and Malling	B	286	New Forest	C
275	Crawley	B	287	Portsmouth	C
277	Mid Sussex	B	289	Southampton	C
279	Basingstoke and Deane	B	290	Test Valley	C
280	East Hampshire	B	295	Newbury	C
284	Hart	B	296	Reading	C
288	Rushmoor	B	311	Cherwell	C
291	Winchester	B	313	South Oxfordshire	C
294	Bracknell Forest	B	314	Vale of White Horse	C
297	Slough	B	315	West Oxfordshire	C
298	Windsor and Maidenhead	B	316	Aylesbury Vale	C
299	Wokingham	B	319	Milton Keynes	C
300	Elmbridge	B	331	North Bedfordshire	C
301	Epsom and Ewell	B	332	Luton	C
302	Guildford	B	333	Mid Bedfordshire	C
303	Mole Valley	B	334	South Bedfordshire	C
304	Reigate and Banstead	B	340	South Cambridgeshire	C
305	Runnymede	B	355	Basildon	C
306	Spelthorne	B	358	Castle Point	C
307	Surrey Heath	B	359	Chelmsford	C
308	Tandridge	B	360	Colchester	C
309	Waverley	B	363	Maldon	C
310	Woking	B	364	Rochford	C

GUIDANCE ON THE VALUATION OF SUPPORTED HOUSING

TABLE 1 (CONTINUED): LOCAL AUTHORITIES WITHIN EACH TCI AREA (BASED ON TCI CIRCULAR OF 1998/99)

LA code	Local authority	TCI CG	LA code	Local authority	TCI CG
365	Southend-on-Sea	C	350	Ipswich	D
367	Thurrock	C	352	St. Edmundsbury	D
368	Uttlesford	C	353	Suffolk Coastal	D
401	Bournemouth	C	357	Braintree	D
402	Christchurch	C	366	Tendring	D
403	North Dorset	C	414	Mendip	D
404	Poole	C	415	Sedgemoor	D
405	Purbeck	C	416	Taunton Deane	D
406	West Dorset	C	417	West Somerset	D
407	Weymouth and Portland	C	418	South Somerset	D
408	East Dorset	C	420	Exeter	D
409	Kennet	C	422	Plymouth	D
410	North Wiltshire	C	424	Teignbridge	D
411	Salisbury	C	425	Mid Devon	D
412	Thamesdown	C	426	Torbay	D
413	West Wiltshire	C	427	Torridge	D
419	East Devon	C	428	West Devon	D
421	North Devon	C	429	Caradon	D
423	South Hams	C	430	Carrick	D
436	Bristol	C	431	Kerrier	D
440	North West Somerset	C	432	North Cornwall	D
441	Cheltenham	C	433	Penwith	D
442	Cotswold	C	434	Restormel	D
501	Bromsgrove	C	443	Forest of Dean	D
513	Stratford-on-Avon	C	444	Gloucester	D
514	Warwick	C	445	Stroud	D
515	Birmingham	C	446	Tewkesbury	D
519	Solihull	C	451	Blaby	D
554	Sheffield	C	452	Charnwood	D
558	Leeds	C	453	Harborough	D
562	Harrogate	C	455	Leicester	D
567	York	C	456	Melton	D
584	Durham	C	457	North West Leicestershire	D
591	North Tyneside	C	458	Oadby and Wigston	D
602	Liverpool	C	459	Rutland	D
608	Manchester	C	462	Lincoln	D
612	Stockport	C	463	North Kesteven	D
613	Tameside	C	467	Corby	D
614	Trafford	C	468	Daventry	D
616	Chester	C	469	East Northamptonshire	D
621	Macclesfield	C	470	Kettering	D
628	Fylde	C	471	Northampton	D
633	Ribble Valley	C	472	South Northamptonshire	D
636	West Lancashire	C	473	Wellingborough	D
639	Barrow-in-Furness	C	475	Bassetlaw	D
643	South Lakeland	C	476	Broxtowe	D
701	Bath and North East Somerset	C	477	Gedling	D
706	Brighton and Hove	C	480	Nottingham City	D
711	The Medway Towns	C	481	Rushcliffe	D
260	Shepway	D	484	Chesterfield	D
267	Hastings	D	486	Erewash	D
270	Rother	D	487	High Peak	D
336	East Cambridgeshire	D	488	North East Derbyshire	D
338	Huntingdonshire	D	489	South Derbyshire	D
339	Peterborough	D	490	Derbyshire Dales	D
342	Broadland	D	505	Redditch	D
345	Norwich	D	507	Worcester City	D
347	King's Lynn and West Norfolk	D	508	Wychavon	D
348	Babergh	D	509	Wyre Forest	D
349	Forest Heath	D	510	North Warwickshire	D

GUIDANCE ON THE VALUATION OF SUPPORTED HOUSING

TABLE 1 (CONTINUED): LOCAL AUTHORITIES WITHIN EACH TCI AREA (BASED ON TCI CIRCULAR OF 1998/99)

LA code	Local authority	TCI CG	LA code	Local authority	TCI CG
512	Rugby	D	606	Bolton	D
516	Coventry	D	607	Bury	D
517	Dudley	D	609	Oldham	D
518	Sandwell	D	610	Rochdale	D
520	Walsall	D	611	Salford	D
521	Wolverhampton	D	615	Wigan	D
522	Cannock Chase	D	617	Congleton	D
523	East Staffordshire	D	618	Crewe and Nantwich	D
524	Lichfield	D	619	Ellesmere Port and Neston	D
525	Newcastle-under-Lyme	D	620	Halton	D
526	South Staffordshire	D	622	Vale Royal	D
527	Stafford	D	623	Warrington	D
528	Staffordshire Moorlands	D	624	Blackburn	D
529	Stoke-on-Trent	D	625	Blackpool	D
530	Tamworth	D	626	Burnley	D
531	Bridgnorth	D	627	Chorley	D
532	North Shropshire	D	629	Hyndburn	D
533	Oswestry	D	630	Lancaster	D
534	Shrewsbury and Atcham	D	631	Pendle	D
535	South Shropshire	D	632	Preston	D
536	The Wrekin	D	634	Rossendale	D
551	Barnsley	D	635	South Ribble	D
552	Doncaster	D	637	Wyre	D
553	Rotherham	D	638	Allerdale	D
555	Bradford	D	640	Carlisle	D
556	Calderdale	D	641	Copeland	D
557	Kirklees	D	642	Eden	D
559	Wakefield	D	702	South Gloucestershire	D
560	Craven	D	707	Isle Of Wight	D
561	Hambleton	D	708	East Riding	D
563	Richmondshire	D	709	North East Lincolnshire	D
564	Ryedale	D	712	Herefordshire	D
565	Selby	D	713	Malvern Hills District	D
566	Scarborough	D	337	Fenland	E
574	Kingston upon Hull	D	341	Breckland	E
577	Hartlepool	D	343	Great Yarmouth	E
578	Redcar and Cleveland	D	344	North Norfolk	E
579	Middlesbrough	D	346	South Norfolk	E
580	Stockton-on-Tees	D	351	Mid Suffolk	E
581	Chester-le-Street	D	354	Waveney	E
582	Darlington	D	454	Hinckley and Bosworth	E
583	Derwentside	D	460	Boston	E
585	Easington	D	461	East Lindsey	E
586	Sedgefield	D	464	South Holland	E
587	Teesdale	D	465	South Kesteven	E
588	Wear Valley	D	466	West Lindsey	E
589	Gateshead	D	474	Ashfield	E
590	Newcastle upon Tyne	D	478	Mansfield	E
592	South Tyneside	D	479	Newark and Sherwood	E
593	Sunderland	D	482	Amber Valley	E
594	Alnwick	D	483	Bolsover	E
595	Berwick-upon-Tweed	D	485	Derby	E
596	Blyth Valley	D	511	Nuneaton and Bedworth	E
597	Castle Morpeth	D	710	North Lincolnshire	E
598	Tynedale	D			
599	Wansbeck	D			
601	Knowsley	D			
603	St. Helens	D			
604	Sefton	D			
605	Wirral	D			

TABLE 2: FORMULA FOR CONVERTING SQ M INTO HECTARES

$$\frac{\text{Sq metres}}{10,000} = \text{Hectare}$$

Example: a site measures a total of 2000 sq m

$$\frac{2,000}{10,000} = 0.2 \text{ Hectare}$$

TABLE 3: VALUATION OFFICE RESIDENTIAL LAND VALUES AT SPRING 1999
£000 per hectare, small sites and bulk land (more than 2 hectares)

LA code	Local authority	Small sites	Bulk land	LA code	Local authority	Small sites	Bulk land
202	City of London	20,500	20,500	282	Fareham	1,400	1,200
203	Barking and Dagenham	1,358	1,600	283	Gosport	1,025	1,000
204	Barnet	3,800	3,500	284	Hart	1,720	1,720
205	Bexley	2,000	1,600	285	Havant	1,200	1,100
206	Brent	2,300	3,000	286	New Forest	1,280	1,400
207	Bromley	2,000	2,470	287	Portsmouth	1,000	900
208	Camden	9,000	5,500	288	Rushmoor	1,720	1,720
209	Croydon	2,000	2,000	289	Southampton	1,400	1,020
210	Ealing	3,100	3,200	290	Test Valley	1,250	1,100
211	Enfield	3,000	2,800	291	Winchester	1,720	1,720
212	Greenwich	2,000	1,700	294	Bracknell Forest	2,000	2,000
213	Hackney	2,500	2,500	295	West Berkshire	1,600	1,600
214	Hammersmith and Fulham	5,000	2,550	296	Reading	1,950	1,950
215	Haringey	2,500	2,500	297	Slough	1,950	1,950
216	Harrow	2,500	3,400	298	Windsor and Maidenhead	2,100	2,100
217	Havering	1,736	2,000	299	Wokingham	2,000	2,000
218	Hillingdon	2,300	3,000	300	Elmbridge	1,800	1,500
219	Hounslow	3,100	3,200	301	Epsom and Ewell	1,450	1,400
220	Islington	5,250	5,250	302	Guildford	2,250	2,250
221	Kensington and Chelsea	27,000	17,500	303	Mole Valley	975	1,425
222	Kingston upon Thames	2,350	2,350	304	Reigate and Banstead	1,780	1,750
223	Lambeth	2,100	2,100	305	Runnymede	2,300	2,300
224	Lewisham	1,600	1,600	306	Spelthorne	1,780	1,750
225	Merton	2,500	2,500	307	Surrey Heath	2,200	2,200
226	Newham	1,545	1,425	308	Tandridge	1,780	1,750
227	Redbridge	1,650	1,650	309	Waverley	2,000	2,000
228	Richmond upon Thames	2,600	2,600	310	Woking	2,150	2,150
229	Southwark	2,300	2,300	311	Cherwell	1,000	900
230	Sutton	1,900	2,470	312	Oxford	3,500	3,350
231	Tower Hamlets	2,475	2,225	313	South Oxfordshire	1,250	1,200
232	Waltham Forest	1,650	1,650	314	Vale of White Horse	1,200	1,150
233	Wandsworth	2,900	2,900	315	West Oxfordshire	1,200	1,100
234	City of Westminster	20,500	20,500	316	Aylesbury Vale	1,600	1,600
251	Ashford	1,020	925	317	South Buckinghamshire	2,750	2,750
252	Canterbury	1,850	1,350	318	Chiltern	2,500	2,500
253	Dartford	1,100	1,100	319	Milton Keynes	1,500	1,500
254	Dover	700	450	320	Wycombe	2,100	2,100
256	Gravesham	825	825	321	Broxbourne	2,200	2,000
257	Maidstone	1,250	1,250	322	Dacorum	1,900	2,250
259	Sevenoaks	1,600	1,600	323	East Hertfordshire	1,400	1,350
260	Shepway	865	650	324	Hertsmere	1,900	2,250
261	Swale	890	710	325	North Hertfordshire	1,200	1,100
262	Thanet	700	450	326	St Albans	1,900	2,250
263	Tonbridge and Malling	1,500	1,500	327	Stevenage	1,400	1,250
264	Tunbridge Wells	1,600	1,600	328	Three Rivers	1,900	2,250
266	Eastbourne	875	750	329	Watford	1,900	2,250
267	Hastings	375	275	330	Welwyn Hatfield	1,400	1,200
269	Lewes	900	900	331	North Bedfordshire	1,000	1,000
270	Rother	740	700	332	Luton	1,000	
271	Wealden	1,040	875	333	Mid Bedfordshire	1,050	1,050
272	Adur	800	750	334	South Bedfordshire	1,100	1,100
273	Arun	1,125	1,110	335	Cambridge	1,480	2,200
274	Chichester	1,850	1,750	336	East Cambridgeshire	615	565
275	Crawley	1,200	1,200	337	Fenland	225	210
276	Horsham	1,450	1,425	338	Huntingdonshire	890	890
277	Mid Sussex	1,000	1,050	339	Peterborough	590	565
278	Worthing	950	900	340	South Cambridgeshire	1,130	1,025
279	Basingstoke and Deane	1,720	1,720	341	Breckland	325	275
280	East Hampshire	1,500	1,500	342	Broadland	325	275
281	Eastleigh	1,440	1,250	343	Great Yarmouth	325	275

GUIDANCE ON THE VALUATION OF SUPPORTED HOUSING

TABLE 3 (CONTINUED): VALUATION OFFICE RESIDENTIAL LAND VALUES AT SPRING 1999
 £000 per hectare, small sites and bulk land (more than 2 hectares)

LA code	Local authority	Small sites	Bulk land	LA code	Local authority	Small sites	Bulk land
344	North Norfolk	350	300	440	North Somerset	1,100	950
345	Norwich	600	550	441	Cheltenham	1,500	1,500
346	South Norfolk	350	300	442	Cotswold	1,350	1,350
347	King's Lynn and West Norfolk	325	275	443	Forest of Dean	740	740
348	Babergh	350	335	444	Gloucester	1,100	1,100
349	Forest Heath	320	300	445	Stroud	850	850
350	Ipswich	650	630	446	Tewkesbury	1,100	1,100
351	Mid Suffolk	308	300	447	Isles of Scilly	1,480	2,200
352	St Edmundsbury	650	650	451	Blaby	750	700
353	Suffolk Coastal	410	400	452	Charnwood	800	800
354	Waveney	320	320	453	Harborough	750	800
355	Basildon	1,025	988	454	Hinckley and Bosworth	850	750
356	Brentwood	1,555	1,400	455	Leicester	750	700
357	Braintree	800	750	456	Melton	775	725
358	Castle Point	1,200	1,300	457	North West Leicestershire	750	750
359	Chelmsford	1,280	1,225	458	Oadby and Wigston	750	700
360	Colchester	900	900	459	Rutland	800	675
361	Epping Forest	1,600	1,480	460	Boston	270	185
362	Harlow	1,025	988	461	East Lindsey	410	250
363	Maldon	700	900	462	Lincoln	500	375
364	Rochford	900	1,100	463	North Kesteven	340	250
365	Southend-on-Sea	990	920	464	South Holland	325	300
366	Tendring	600	400	465	South Kesteven	375	250
367	Thurrock	640	555	466	West Lindsey	210	135
368	Uttlesford	1,200	1,100	467	Corby	350	350
401	Bournemouth	1,600	1,500	468	Daventry	740	740
402	Christchurch	1,600	1,500	469	East Northamptonshire	570	570
403	North Dorset	950	915	470	Kettering	618	618
404	Poole	1,600	1,500	471	Northampton	800	800
405	Purbeck	1,000	950	472	South Northamptonshire	865	865
406	West Dorset	925	875	473	Wellingborough	679	679
407	Weymouth and Portland	850	800	474	Ashfield	350	300
408	East Dorset	1,400	1,300	475	Bassetlaw	400	300
409	Kennet	700	700	476	Broxtowe	680	625
410	North Wiltshire	950	950	477	Gedling	675	600
411	Salisbury	1,050	1,050	478	Mansfield	320	300
412	Swindon	850	1,050	479	Newark and Sherwood	425	340
413	West Wiltshire	800	950	480	Nottingham City	700	620
414	Mendip	600	550	481	Rushcliffe	800	745
415	Sedgemoor	450	440	482	Amber Valley	520	450
416	Taunton Deane	925	875	483	Bolsover	325	250
417	West Somerset	620	580	484	Chesterfield	495	325
418	South Somerset	1,000	900	485	Derby	600	550
419	East Devon	893	819	486	Erewash	540	460
420	Exeter	1,103	987	487	High Peak	440	440
421	North Devon	683	612	488	North East Derbyshire	450	270
422	Plymouth	683	525	489	South Derbyshire	460	375
423	South Hams	716	625	490	Derbyshire Dales	550	490
424	Teignbridge	893	819	501	Bromsgrove	1,235	1,350
425	Mid Devon	683	612	505	Redditch	810	775
426	Torbay	914	840	507	Worcester	820	775
427	Torridge	525	478	508	Wychavon	830	765
428	West Devon	680	650	509	Wyre Forest	1,050	1,175
429	Caradon	200	220	510	North Warwickshire	725	600
430	Carrick	400	350	511	Nuneaton & Bedworth	700	600
431	Kerrier	300	265	512	Rugby	800	700
432	North Cornwall	320	290	513	Stratford-on-Avon	1,450	1,400
433	Penwith	330	300	514	Warwick	1,900	1,800
434	Restormel	330	300	515	Birmingham	890	890
436	Bristol	1,350	1,350	516	Coventry	950	850

GUIDANCE ON THE VALUATION OF SUPPORTED HOUSING

TABLE 3 (CONTINUED): VALUATION OFFICE RESIDENTIAL LAND VALUES AT SPRING 1999
 £000 per hectare, small sites and bulk land (more than 2 hectares)

LA code	Local authority	Small sites	Bulk land	LA code	Local authority	Small sites	Bulk land
517	Dudley	950	1,000	599	Wansbeck	245	200
518	Sandwell	570	480	601	Knowsley	400	350
519	Solihull	1,800	1,650	602	Liverpool	700	650
520	Walsall	975	1,025	603	St Helens	500	410
521	Wolverhampton	900	950	604	Sefton	500	425
522	Cannock Chase	900	950	605	Wirral	360	360
523	East Staffordshire	700	475	606	Bolton	550	500
524	Lichfield	1,100	900	607	Bury	550	500
525	Newcastle-under-Lyme	450	325	608	Manchester	1,000	800
526	South Staffordshire	950	1,000	609	Oldham	675	625
527	Stafford	600	425	610	Rochdale	650	650
528	Staffordshire Moorlands	450	325	611	Salford	500	450
529	Stoke-on-Trent	450	325	612	Stockport	1,350	1,350
530	Tamworth	750	575	613	Tameside	600	490
531	Bridgnorth	750	715	614	Trafford	925	855
532	North Shropshire	495	495	615	Wigan	550	450
533	Oswestry	490	445	616	Chester	645	825
534	Shrewsbury and Atcham	650	765	617	Congleton	540	500
535	South Shropshire	495	445	618	Crewe and Nantwich	350	300
536	Wrekin	500	550	619	Ellesmere Port and Neston	360	350
551	Barnsley	550	375	620	Halton	500	450
552	Doncaster	625	425	621	Macclesfield	700	550
553	Rotherham	460	440	622	Vale Royal	575	500
554	Sheffield	630	540	623	Warrington	940	700
555	Bradford	600	525	624	Blackburn	470	325
556	Calderdale	550	450	625	Blackpool	750	675
557	Kirklees	615	475	626	Burnley	470	310
558	Leeds	1,000	975	627	Chorley	775	625
559	Wakefield	700	500	628	Fylde	800	750
560	Craven	525	500	629	Hyndburn	470	235
561	Hambleton	800	800	630	Lancaster	800	750
562	Harrogate	850	1,000	631	Pendle	470	270
563	Richmondshire	600	540	632	Preston	775	625
564	Ryedale	500	400	633	Ribble Valley	675	625
565	Selby	450	350	634	Rossendale	475	265
566	Scarborough	400	350	635	South Ribble	775	625
567	York	800	750	636	West Lancashire	775	625
574	Kingston upon Hull	475	375	637	Wyre	800	750
577	Hartlepool	500	475	638	Allerdale	250	197
578	Redcar and Cleveland	375	400	639	Barrow-in-Furness	425	375
579	Middlesbrough	425	450	640	Carlisle	360	270
580	Stockton-on-Tees	500	500	641	Copeland	200	150
581	Chester-le-Street	494	494	642	Eden	320	270
582	Darlington	500	500	643	South Lakeland	675	575
583	Derwentside	315	275	701	Bath and NE Somerset	1,500	1,400
584	Durham	650	600	702	S Gloucestershire	1,300	1,200
585	Easington	350	215	706	Brighton and Hove	1,200	1,000
586	Sedgefield	350	300	707	Isle of Wight	475	360
587	Teesdale	325	300	708	East Riding of Yorkshire	610	550
588	Wear Valley	400	300	709	N E Lincolnshire	410	350
589	Gateshead	500	450	710	North Lincolnshire	410	350
590	Newcastle upon Tyne	800	800	711	Medway Towns	750	730
591	North Tyneside	600	800	712	Hereford	600	570
592	South Tyneside	500	450	713	Malvern Hills	820	795
593	Sunderland	475	425				
594	Alnwick	430	310				
595	Berwick-upon-Tweed	370	245				
596	Blyth Valley	245	200				
597	Castle Morpeth	450	370				
598	Tynedale	495	400				

