REF:
APP/Q1445/A/09/2102048/NWF

APPENDICES TO PROOF OF EVIDENCE OF KEVIN GOODWIN BTP MRTPI

In respect of

BRIGHTON MARINA

On behalf of

BRIGHTON AND HOVE COUNCIL

CgMs Ref: KG/11130

OCTOBER 2009

CgMs
CONSULTING

APPENDICIES

Appendix A

Brunswick Start Date Letter from BHCC, September 2008

Ms Ruth Waistell

DP9 Planning Consultants
100 Pall Mall
London
SW1Y 5NQ

Date: 8th September 2008
Our Ref: BH2006/01124
Your Ref:
Phone: (01273) + 292361
Fax: (01273) + 292350
e-mail: katie.haffenden@brighton-hove.gov.uk

Dear Ms Waistell,

RE: Implementation of planning permission BH2006/01124
Location: Brighton Marina, Outer Harbour development

I write in response to your letter sent to Martin Randall dated 7th August regarding the implementation of permission BH2006/01124.

I can confirm that the Council has discharged all of the pre-commencement conditions attached to the permission. I have inspected the works and it is my opinion that the enabling work, which formed part of the grant of planning permission, involving the construction of a new access route along the Western Breakwater is complete and is accepted as comprising a 'material operation' as defined in the Town and Country Planning Act 1990.
Furthermore, I concur that the preliminary works (i.e. infill of decking over the Western Breakwater and construction of temporary access bridge) do not comprise a 'material operation' as described in the S106 agreement.

The Deed of Variation (dated 17th January 2007) to the Section 106 agreement required the submission of a Construction Environmental Management Plan for the enabling works and it has been confirmed to me that a CEMP for these preliminary works has been submitted and is considered satisfactory. As such this obligation has been complied with.

I am therefore able to confirm that development has commenced under the terms of planning permission BH2006/01124.

However, clause 3.1 of the S106 Agreement dated 4th July 2006, requires £40,000 to be paid upon the completion of the S106 Agreement. The remainder, which for the avoidance of doubt is £20 000 has not been paid and a letter was sent on 4th July 2008 by Debra May requesting this amount be paid. The Local Planning Authority still requires this amount and I would be grateful if the request for the balance of the Employee Contribution could be acknowledged and a time scale be given for the payment of this sum.

Yours sincerely,

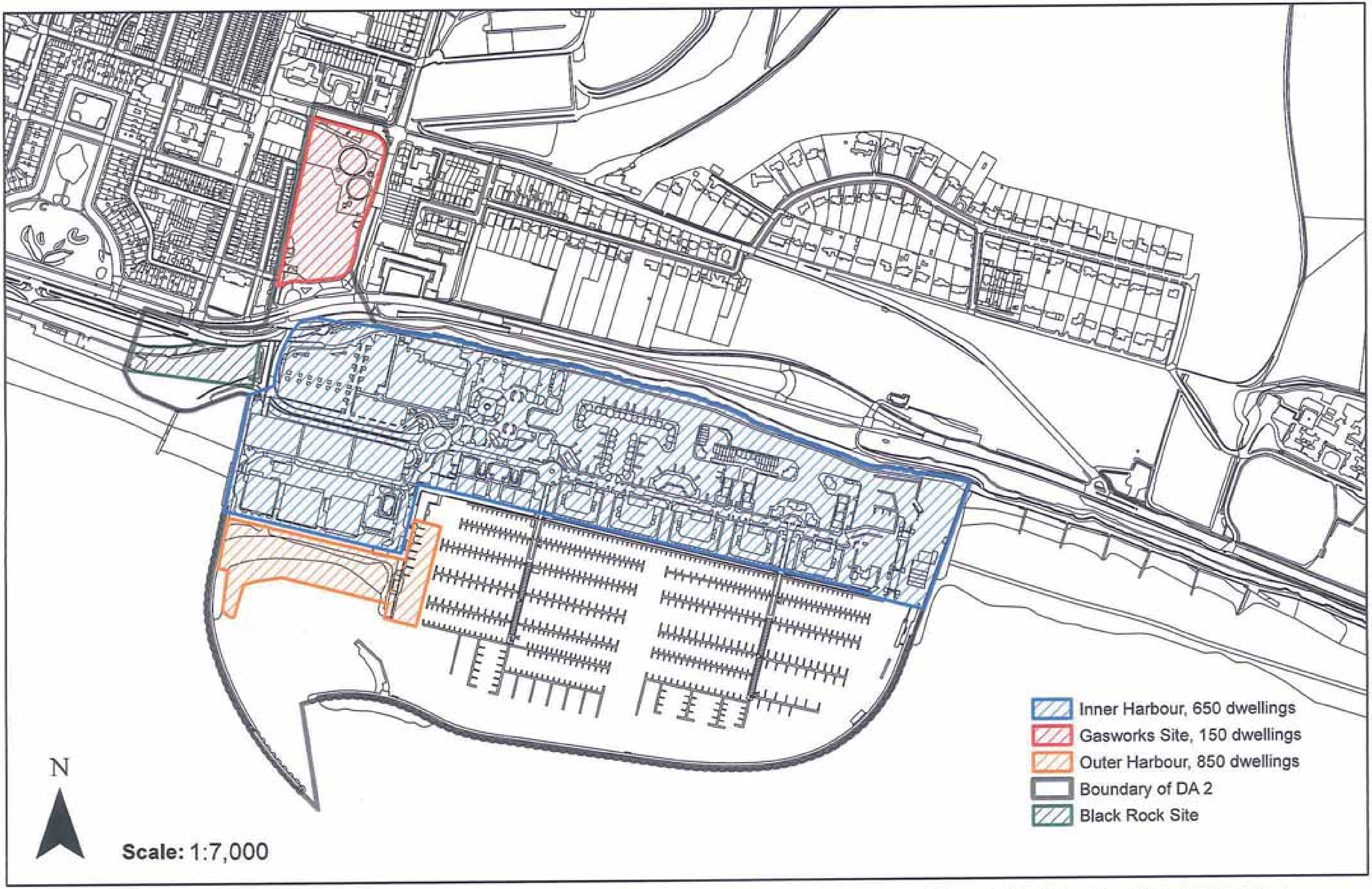
Katie Haffenden
Planning Officer
Planning Projects

Cc: Debra May (B&HCC)

Appendix B

Proposed Extent of Inner harbour

Proposed boundary for Policy DA 2 Brighton Marina. Gas Works at Black Rock Area. (June 2009).



Appendix C

S106 Affordable Housing Requirements - Brighton Marina - Inner Harbour

Brighton & Hove

Section 106 – Affordable Housing Requirements – Brighton Marina – Inner Harbour

Policy context:

National – PPG3, Circular 6/98

Local – Local Plan 2nd Deposit Draft 2001
- Policy H02

National Policy Guidance
Planning Policy Guidance Note 3 (PPG3) para 1 states that:
'*everyone should have the opportunity of a decent home. They further intend that there should be a greater choice of housing and that housing should not reinforce social distinctions. The housing needs of all the community should be recognised, including those in need of affordable housing or special housing in both urban and rural areas*'

Circular 6/98 Planning and Affordable Housing supplements PPG3 by strengthening the government's preferred approach to planning and affordable housing. A community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies and deciding planning applications. Paragraphs 9 & 10 set out the circumstances in which you may seek affordable housing contributions.

Local Policy Guidance
Policy HO2 outlines that planning permission will only be granted on residential schemes of 10 units or more if 40% of the units are affordable in accordance with Brighton & Hove's definition of affordable.

Delivery of Affordable Housing

The affordable housing will be delivered by one of the Council's preferred Registered Social Landlord (RSL) partners on site as part of a Section 106 agreement.

The developer will dispose of the affordable units to a RSL either on a freehold basis or on a long lease of at least 125 years at a peppercorn rent.

The aim of the City Council's affordable housing policies is to deliver additional affordable housing that is genuinely affordable. To facilitate this the City Council will support bids for social housing grant (or its equivalent) at no more than 90% of

Housing Corporation Total Cost Indicators (or equivalent benchmark) for the particular year of development.

The Council will seek a tenure mix of approximately 60% of affordable units to rent and the remaining 40% for shared ownership/equity. Where social housing grant is not available to support affordable rent, an RSL partner will deliver 100% grant free shared ownership and/or intermediate rent.

The City Council will receive 100% nominations on initial lets with 75% on subsequent lets.

Design Guide for affordable housing

- The design of the housing should be such that the quality and appearance of the homes are not distinguishable by their tenure type.
- Affordable units should ideally be integrated with the market units.
- At least 10% of the affordable units should be built for wheelchair users – this needs to be a mix of 1, 2 & 3 bed units with at least 8% geared to the rented element
- All affordable units to be built to mobility standards and incorporate Lifetime Homes standards
- New build developments to meet Secure by Design principles as agreed by Police Architectural Liaison Officer.
- All affordable units to be built to Housing Corporation Scheme Development Standards, Registered Social Landlord (RSL) design brief and at least ECO homes very good assessment rating.
- Private outdoor amenity space needs to be provided in the form of balconies, and terraces, plus ideally access to ground floor space including play areas.

Affordable Units Sizes

All affordable units should meet the following minimum sizes:

1 Bedroom Flats	51^2m }	40%
1 Bedroom wheelchair	51^2m }	
2 Bedroom Flats	66^2m }	50%
2 Bedroom wheelchair	71^2m }	
3 Bedroom Flats	76^2m	10%

There is an acute shortage of affordable family sized units in the city. Provision of 3 bedroom maisonette type accommodation with private outdoor space would be particularly welcome.

Definition of affordable housing:

'Residential accommodation that is provided with a subsidy to ensure that rents/purchase price remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the housing market. In Brighton & Hove, affordable housing will typically be for rent and will be managed by a Registered Social Landlord'.

Low cost market housing is not considered affordable as evidenced in Housing Needs Survey 2005 (David Couttie Associates) so is not included within Local Plan definition of affordable housing.

Definition of Registered Social Landlord

'A Social Landlord registered with the Housing Corporation as defined in the Housing Act 1996 that is approved by the Council and has entered into a Nomination Agreement with the Council.

List of Approved RSL Partners

Downland Housing Association – David Shepherd tel: 07976-009534 / 01444 477917
Hyde Housing Association – Jackie Strube tel: 01273 234281
Moat Housing Group – Abo Adeoye tel: 01732 746854
Southern Housing Group – Jeremy Barkway/Liz Hills tel: 01403 224850
The Guinness Trust – Michael Gray tel: 01293 874203
Places for People – Tim Machin tel: 07811 352512
Horizon Housing Group – Amanda Green tel: 020 8726 8828

Appendix D

S106 Affordable Housing Requirements

Brighton & Hove

Affordable Housing Requirements

Policy context:

National – Planning Policy Statement 3 (Nov 2006); *Homes for the future: more homes, more sustainable* - Housing Green Paper (July 2007)

Local – Brighton & Hove Local Plan (adopted July 2005), Brighton & Hove City Council's Local Development Framework: *Core Strategy – revised preferred options* (June 2008)

National Policy Guidance
PPS3 states that the Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:
– to achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.
– to widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.
– to improve affordability across the housing market, including by increasing the supply of housing.
– to create sustainable, inclusive, mixed communities in all areas, both urban and rural

PPS3 (Para 27 – 30) and Delivering Affordable Housing (Nov 2006) set out the Local Authorities key role in the delivery of affordable housing through the planning system

Local Policy Guidance
The Brighton & Hove Local Plan identifies housing sites and mixed use sites with an element of housing and sets out the housing policies covering 'windfall' sites, dwelling type and size, housing densities and the provision of private amenity and outdoor recreation space. The Local Plan will be incrementally replaced by the Local Development Framework (LDF) and Local Development Documents.
Developers should refer to the Council's website to view the policies and proposals in the Brighton & Hove Local Plan and supplementary planning guidance.

Delivery of Affordable Housing

In Brighton & Hove the affordable housing will be delivered by a registered provider engaged with the City Council through the Brighton and Hove Housing Partnership and signed up to the City Council's Partnership Agreement.

On windfall sites the council will negotiate with developers to secure a 40% element of affordable housing on proposals for residential development capable of producing 10 or more dwellings. The policy applies to all proposed residential development including conversions and changes of use.

Across the City the required tenure split for affordable housing will be 55% social rented and 45% intermediate housing. For individual sites the exact tenure split will be guided by up to date assessments of local housing need and site/neighbourhood characteristics.

For the City as a whole the preferred affordable housing mix in terms of unit size and type to be achieved is 40% one bedroom units, 50% two bedroom units and 10% three bedroom and/or larger. Up to date assessments of housing needs (for example, the Strategic Housing Market Assessment April 2008) show that although the greatest need (numerically) is for smaller, one and two bedroom, properties there is significant pressure on larger, family sized homes. For this reason, we welcome proposals that include higher proportions of family sized homes.

Where social housing grant is not available, the registered provider will deliver 100% grant free shared ownership. The provider would need to demonstrate that public subsidy is not available for the scheme.

The City Council will receive 100% nominations on initial lets with 75% on subsequent lets.

Definition of affordable housing:

Affordable housing includes social rented and intermediate housing that is provided to eligible households whose needs are not met by the market, available at a cost that is genuinely affordable to local people and which includes provision for the accommodation to remain at an affordable price or for the subsidy to be recycled for alternative affordable housing provision.

Low cost market housing is not considered affordable as evidenced in Housing Needs Survey 2005 (David Couttie Associates) and is not included within the definition of affordable housing.

Design Guide for affordable housing

The Council will expect high standards of design, layout and landscaping for all developments which reflect the character of the area and reflect local distinctiveness.

To ensure the creation of mixed and integrated communities the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy.
The affordable housing should be 'tenure blind' and fully integrated with the market housing. It should be distributed evenly across the site, or in the case of flats, in small clusters distributed evenly throughout the development.

All new schemes within the Homes & Communities Agency's 2008-11 National Affordable Housing Programme must be built to meet or exceed the HCA's current Design & Quality Standards (April 2007) incorporating the Building for Life criteria and Code for Sustainable Homes level 3 as a minimum*

At least 10% of the affordable homes must be built to the council's wheelchair accessible standard as set out in Planning Advice Note – Lifetime Homes and Accessible Housing (PAN03), adopted Jan 2008.

* SPD08 Sustainable Building Design recommends level 4

<u>Affordable Units Sizes</u>

Locally, to ensure the development of new homes that are of a good standard, that are flexible and adaptable and fit for purpose all new affordable homes must be built to the following minimum internal space standards

1 Bedroom/2 person homes	51 sq m
2 Bedroom/3 person homes	66 sq m
2 Bedroom/4 person homes	76 sq m
3 bedroom/5 person homes	86 sq m
4 bedroom/6 person homes	106 sq m

These minimum internal space standards are based on the English Partnerships' space standards (revised from November 2007)

These space standards will not stringently apply to the refurbishment of existing buildings, however, reasonable provision should be made to ensure that the home can function adequately in response to occupancy.

<u>List of Preferred Partners</u>

AmicusHorizon- Tom Casey tel: 01795 434377
Affinity Sutton- Kath Kane tel: 01273 431893
HydeMartlet – Jo Maunders tel: 01273 234284
Moat Housing Group – Sarah Paxton tel: 0845 3596887
Southern Housing Group – Jeremy Barkway/Liz Hills tel: 01403 224850
The Guinness Partnership – Michael Gray tel: 01293 874203

Appendix E

Extract from English Partnerships Quality Standards

Policy Guidance

English Partnerships' Quality Standards

Delivering Quality Places

Revised: from November 2007

English Partnerships
The National Regeneration Agency

Space standards

English Partnerships requires homes to be built with minimum internal floor areas in relation to bedrooms and occupancy as follows:

1 Bedroom/2 person homes	51 sq m
2 Bedroom/3 person homes	66 sq m
2 Bedroom/4 person homes	77 sq m
3 Bedroom/5 person homes	93 sq m
4 Bedroom/6 person homes	106 sq m

Floor areas shall be measured in line with the Royal Institution of Chartered Surveyors' Gross Internal Floor Area (RICS, GIFA).

New housing in England provides some of the poorest internal space standards in Europe and the smallest average room sizes. The size of a home is one of the key factors in defining who can live there and how they can use the property. Housing size often determines how comfortable you feel within a space and how much privacy is achieved within it. Good design and creative use of space can provide high-quality and appropriate densities.

English Partnerships believes that we have to give clear and consistent guidance on the minimum acceptable internal floor areas required in relation to occupancy:

- To control the proposals for unsustainable housing types such as micro-flats that the next generation will not want.
- To prevent smaller flats and houses which have limited scope for adaptability and flexibility and do not support the needs of growing families and wider choice.
- Because smaller properties offer less value for money per square metre than equivalent dwelling types built a decade ago and fail to attract the widest range of potential purchasers to new developments.
- Social cohesion issues that are raised by small homes which do not support the needs of the people living in them (e.g. children who have no space at home to study or play, hang around corridors and communal areas of flats and housing estates).
- Smaller homes have less room for environmental features and cannot meet other requirements like Lifetime Homes.

Evidence from the Republic of Ireland indicates that space standards can be achieved whilst radically increasing housing output. Ireland is delivering new homes faster than any other country in Europe; output has increased from 41,000 in 1998 to 94,000 (21 dwellings per 1,000 population) in 2006. During this period minimum space standards have been introduced for higher density development in Special Development Zones, which were later adopted by City and County Councils and are now being promoted nationally. In the period 1997-2007 the Dublin Docklands Development Agency alone provided 8,000 homes, to average sizes well in excess of their minimum standards.

To achieve homes of a good standard that are flexible and adaptable and fit for purpose, all homes must be built to the above minimum internal space standards. As these standards are the minimum acceptable, we would expect to see a range of homes in all developments with average sizes well in excess of the minimum. In addition, all homes must be designed to include:

- A significant variety of housing types and opportunities including a range of houses and apartments suitable for families.
- A range of houses and apartments with Gross Internal Flow Area (GIFA) greater than the specified minimum.
- No single person homes or studios.
- Access to a private outdoor space of sufficient size to enhance the use of the dwelling, including well proportioned gardens, terraces and balconies. Winter gardens/conservatories can be used in addition to GIFA and can count as outdoor space.
- Balconies should generally have a depth greater than 1.5m and provide space of 5-9 sq m to allow for a table and appropriate number of chairs depending on designed occupancy.
- An appropriate amount of storage space related to design occupancy. Storage of approximately 5 per cent of GIFA should be provided in or adjacent to the home.
- Rooms of a sufficient size to allow them to function in relation to their defined use. Where multi-functional rooms are proposed they should be designed to allow for the possibility of future sub-division. Living rooms should have a width greater than 3.3m.
- The use of volume in homes through increased floor to ceiling heights above building regulation requirements (3.0m is recommended for ground floor and 2.7m for upper floors). Roof voids should be designed for easy adaptation.
- Houses and apartments should be dual aspect where possible to facilitate cross-ventilation. Homes which only face North are not acceptable.
- All homes should be designed to accommodate the needs of families with children.

Space standards will not stringently apply to the refurbishment of existing buildings. However, reasonable provision should be made to ensure that dwellings can function adequately in response to occupancy and the opportunities of the existing building.

Swing a Cat website by Design for Homes for Gentoo Housing Group provides guidance on space standards www.swingacat.info

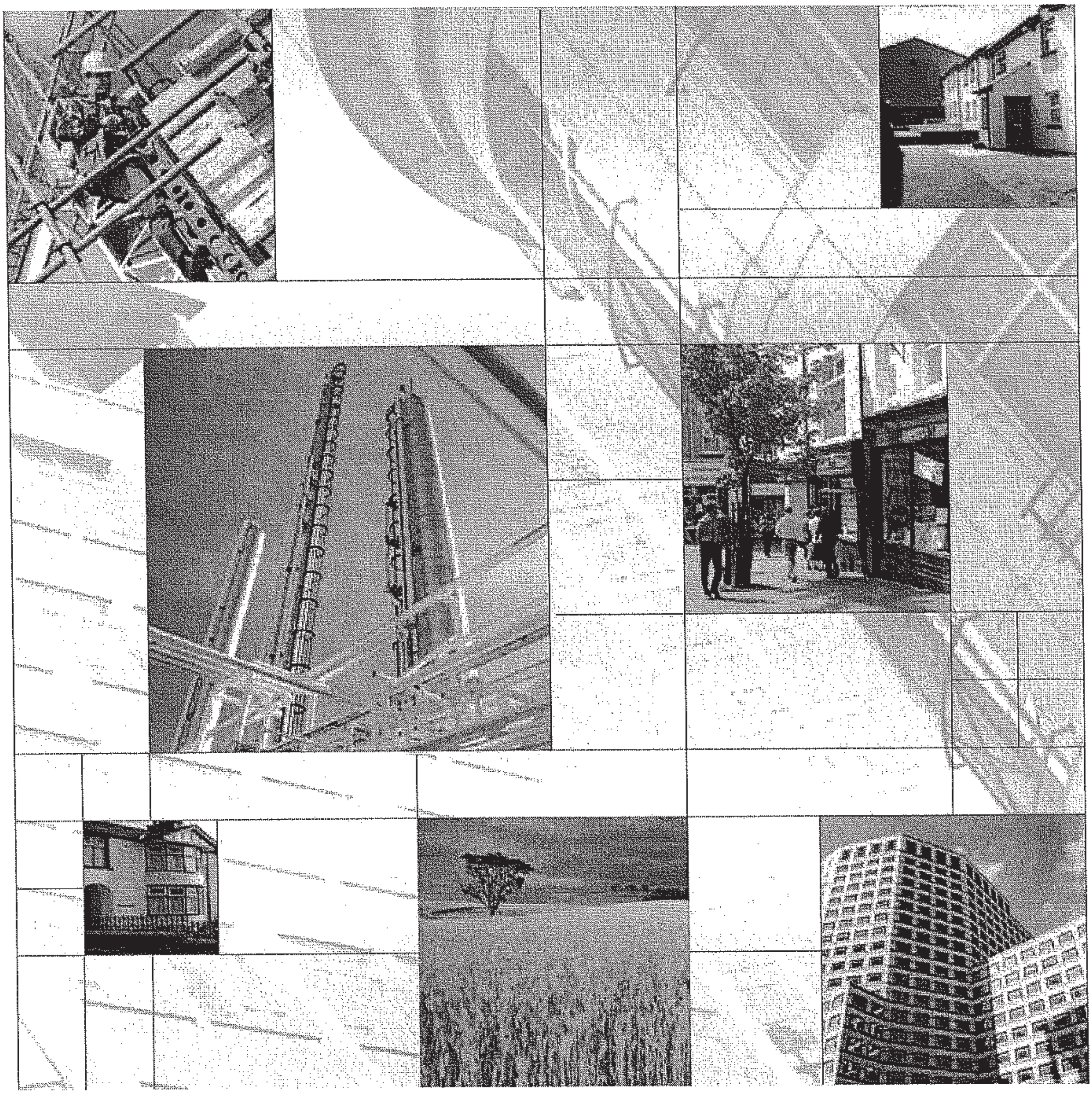
Appendix F

Valuation Office Agency Reports Extracts
July 2008 and January 2009
(front cover, residential building land statistics, housing market statistics)

Valuation Office Agency

Property Market Report

July 2008



REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Brighton	3,825,000	3,600,000	5,250,000
Eastbourne	2,400,000	2,250,000	2,750,000
Folkestone	2,300,000	2,000,000	2,000,000
Medway Towns (Rochester)	2,700,000	2,500,000	2,100,000
Tunbridge Wells	3,100,000	2,900,000	2,600,000
Guildford	5,250,000	4,900,000	4,200,000
Reigate	4,900,000	4,500,000	4,000,000
Worthing	3,100,000	2,600,000	2,800,000
Aylesbury	3,700,000	3,500,000	4,200,000
Oxford	7,200,000	6,700,000	6,800,000
Wokingham	3,300,000	3,000,000	4,000,000
Basingstoke	3,500,000	3,400,000	2,750,000
Portsmouth	2,800,000	2,650,000	2,600,000
Southampton	3,600,000	3,400,000	3,000,000
Ryde, Isle of Wight	1,650,000	1,600,000	1,650,000

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SOUTH WEST			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Bournemouth	3,250,000	2,800,000	3,900,000
Weymouth	2,500,000	2,300,000	2,700,000
Exeter	3,500,000	2,500,000	3,000,000
Barnstaple	2,000,000	1,700,000	1,800,000
Plymouth	2,250,000	2,100,000	2,000,000
Truro	2,700,000	2,100,000	2,900,000
Taunton	2,700,000	2,400,000	2,600,000
Bath	3,900,000	2,800,000	3,500,000
Bristol	3,250,000	2,500,000	2,900,000
Gloucester	3,400,000	3,000,000	2,900,000
Swindon	2,400,000	2,250,000	2,600,000

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WALES			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Cardiff	3,900,000	3,700,000	3,500,000
Carmarthen	1,200,000	1,300,000	1,300,000
Merthyr Tydfil	1,750,000	1,400,000	1,500,000
Bridgend	2,200,000	2,100,000	2,000,000
Swansea	2,250,000	2,100,000	2,500,000
Llandudno	1,700,000	1,525,000	2,250,000
Newport	2,800,000	2,600,000	2,550,000
Wrexham	2,000,000	1,525,000	2,150,000

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SCOTLAND			
	Small Sites	Bulk Land	Sites for flats or

Wigan	105,000	200,000	158,000	295,000	80,000
Kendal	170,000	220,000	200,000	325,000	
Carlisle	185,000	200,000	205,000	395,000	155,000
Barrow	85,000	150,000	140,000	245,000	
Liverpool	115,000	175,000	155,000	287,000	95,000
Southport	121,000	157,000	161,500	277,000	118,000

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SOUTH EAST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 July 2008	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Brighton & Hove	235,000	237,500	217,500	415,000	187,500
Eastbourne	167,500	205,000	185,000	310,000	120,000
Folkestone	167,500	205,000	180,000	315,000	117,500
Gillingham	140,000	230,000	205,000	330,000	115,000
Tunbridge Wells	210,000	285,000	270,000	470,000	175,000
Guildford	280,000	280,000	260,000	455,000	190,000
Redhill/Reigate	275,000	315,000	267,500	527,500	170,000
Worthing	205,000	230,000	220,000	335,000	155,000
Aylesbury	180,000	275,000	245,000	410,000	100,000
Oxford	305,000	275,000	265,000	500,000	250,000
Reading	215,000	225,000	215,000	375,000	155,000
Basingstoke	225,000	250,000	250,000	370,000	170,000
Portsmouth	150,000	180,000	185,000	330,000	148,000
Southampton	165,000	198,000	180,000	350,000	155,000
Newport (IOW)	143,000	184,000	180,000	335,000	132,000

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SOUTH WEST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 July 2008	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bournemouth/Poole	170,000	190,000	200,000	360,000	165,000
Weymouth	165,000	173,000	190,000	310,000	135,000
Exeter	175,000	235,000	215,000	330,000	130,000
Barnstaple	140,000	175,000	170,000	280,000	120,000
Plymouth	140,000	185,000	180,000	295,000	117,500
Penzance	160,000	175,000	185,000	300,000	157,500
St.Austell	140,000	170,000	165,000	290,000	125,000
Taunton	160,000	200,000	175,000	295,000	120,000
Bath	266,000	336,000	316,000	500,000	159,000
Bristol (Centre/St Pauls)	164,000	195,000	177,000		153,000
Gloucester	150,000	180,000	180,000	360,000	125,000
Swindon	150,000	210,000	175,000	330,000	118,000

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WALES					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value					Flat in 3

Property Market Report

January 2009

Contents

This report is also available on the Valuation Office website
www.voa.gov.uk

REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Brighton	3,500,000	3,500,000	5,000,000
Eastbourne	2,000,000	2,000,000	2,500,000
Folkestone	1,650,000	1,450,000	1,650,000
Medway Towns (Rochester)	2,100,000	2,000,000	2,000,000
Tunbridge Wells	2,500,000	2,500,000	2,500,000
Guildford	3,900,000	3,600,000	3,150,000
Reigate	3,700,000	3,400,000	3,000,000
Worthing	2,300,000	2,150,000	2,300,000
Aylesbury	2,750,000	2,650,000	3,800,000
Oxford	5,500,000	5,500,000	5,250,000
Wokingham	3,100,000	2,900,000	4,000,000
Basingstoke	2,000,000	1,950,000	1,950,000
Portsmouth	1,575,000	1,575,000	1,450,000
Southampton	2,100,000	2,025,000	2,100,000
Ryde, Isle of Wight	875,000	825,000	875,000

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SOUTH WEST			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Bournemouth	2,700,000	2,500,000	3,200,000
Weymouth	2,000,000	1,900,000	2,400,000
Exeter	2,800,000	2,000,000	2,800,000
Barnstaple	1,700,000	1,350,000	1,600,000
Plymouth	1,800,000	1,700,000	1,500,000
Truro	2,500,000	2,100,000	2,900,000
Taunton	2,250,000	2,000,000	2,250,000
Bath	3,000,000	2,100,000	2,800,000
Bristol	2,600,000	1,900,000	2,300,000
Gloucester	2,600,000	2,250,000	2,800,000
Swindon	2,000,000	2,000,000	2,400,000

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WALES			
REGION	Small Sites (sites for less than five houses)	Bulk Land (sites in excess of two hectares)	Sites for flats or maisonettes
	£s per hectare	£s per hectare	£s per hectare
Cardiff	2,700,000	2,750,000	2,600,000
Carmarthen	900,000	1,000,000	1,000,000
Merthyr Tydfil	1,250,000	1,000,000	1,050,000
Bridgend	1,550,000	1,550,000	1,850,000
Swansea	1,750,000	1,750,000	2,200,000
Llandudno	1,250,000	1,000,000	1,250,000
Newport	2,000,000	2,000,000	1,600,000
Wrexham	1,250,000	1,000,000	1,250,000

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SCOTLAND

Wigan	94,500	178,000	142,000	250,000	72,000
Kendal	162,500	220,000	195,000	325,000	
Carlisle	180,000	200,000	195,000	385,000	150,000
Barrow	85,000	150,000	125,000	230,000	
Liverpool	105,000	155,000	135,000	245,000	85,000
Southport	110,000	140,000	145,000	250,000	98,000

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SOUTH EAST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2009	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Brighton & Hove	220,000	227,500	210,000	380,000	165,000
Eastbourne	155,000	190,000	170,000	285,000	110,000
Folkestone	147,500	185,000	160,000	290,000	105,000
Gillingham	130,000	225,000	200,000	320,000	110,000
Tunbridge Wells	210,000	275,000	260,000	460,000	170,000
Guildford	252,000	252,000	234,000	400,000	167,000
Redhill/Reigate	247,500	283,500	240,000	464,000	150,000
Worthing	185,000	200,000	190,000	295,000	125,000
Aylesbury	150,000	245,000	210,000	390,000	100,000
Oxford	300,000	270,000	260,000	495,000	245,000
Reading	190,000	200,000	190,000	335,000	135,000
Basingstoke	200,000	250,000	237,000	352,000	145,000
Portsmouth	150,000	180,000	185,000	330,000	148,000
Southampton	165,000	198,000	180,000	350,000	155,000
Newport (IOW)	135,000	165,000	170,000	300,000	122,500

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SOUTH WEST					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1 January 2009	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more) Storey Block
Location	£	£	£	£	£
Bournemouth/Poole	160,000	190,000	188,000	340,000	150,000
Weymouth	155,000	173,000	178,000	285,000	125,000
Exeter	165,000	210,000	195,000	300,000	120,000
Barnstaple	130,000	160,000	160,000	250,000	110,000
Plymouth	125,000	170,000	165,000	270,000	105,000
Penzance	155,000	170,000	180,000	300,000	157,500
St.Austell	137,500	165,000	160,000	290,000	125,000
Taunton	137,000	177,000	153,000	250,000	103,000
Bath	240,000	300,000	285,000	450,000	143,000
Bristol (Centre/St Pauls)	145,000	175,500	160,000		135,000
Gloucester	145,000	165,000	160,000	325,000	120,000
Swindon	135,000	190,000	157,500	297,000	106,000

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WALES					
House Type	Pre 1919	Inter war	Post 1960	Post 1960	Post 1960
Capital Value as at 1	Terraced House (modernised)	Semi-det House (modernised)	Semi-det House	Detached House	Flat in 3 (or more)