

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 1

Appendix 3 Market Values & Assumptions Research (v1.2)

Information compiled

September 2025

DSP24878

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1.0 Introduction

- 1.1.1 Dixon Searle Partnership (DSP) has been commissioned to provide viability evidence to inform and support the development of the emerging Local Plan for Bath and North East Somerset Council 2025 – 2043.
- 1.1.2 Referred to within DSP's report, this accompanying document – Appendix 3 – provides an overview of the research undertaken into residential values together with a brief overview of the wider market conditions at the time of writing. Collectively, this research aims to help inform the assumptions setting for the appraisal testing, refreshing the picture of housing values and the variation of those within Bath & North East Somerset (B&NES).
- 1.1.3 This Appendix will also provide the Council with an indication of the type and sources of data that it could monitor, revisit and update, to further inform its ongoing work where necessary in the future.
- 1.1.4 It should be acknowledged that this is high-level work, and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider the latest available information and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.1.5 This is informed by a range of industry reporting and quotes/extracts (shown in *italic text* to distinguish that externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.

2.0 Economic / Housing Market Context

- 2.1.1. There are a number of sources available in reviewing the current economic and housing market context generally. We have made particular reference to the Land Registry, Royal Institution of Chartered Surveyors (RICS) market reporting, Office for National Statistics (ONS) and Savills' market reporting and forecasts.
- 2.1.2. These industry reporting resources have all described a similar picture of the current economic and market context and the general patterns seen in the housing market, viewed at this time both more widely and in respect of the available information for Bath & North East Somerset.
- 2.1.3. *Nationally, the July 2025 RICS UK Residential Survey suggests that sales activity now expected to remain flat in near future. Buyer demand and agreed sales measures fall back into negative and house prices edge lower at the national level. Some of the tentative signs of recovery that appeared to be emerging in the previous monthly feedback were partially reversed. Meanwhile, forward-looking sentiment now points to a largely flat picture for activity in the near-term.*
- 2.1.4. Again, looking nationally, the Office for National Statistics (ONS) for July 2025 saw a modest rise of 0.3% of the overall UK house price index. Figure 1 below provides an insight into average house price change in Bath & North East Somerset. The ONS examines the condition of the market in the recent period, and notes the following:

ONS - House Prices in Bath and North East Somerset

- *The average house price in Bath and North East Somerset was £407,000 in July 2025 (provisional), similar to the figure for July 2024.*
- *In the year to July 2025, the average price for semi-detached properties in Bath and North East Somerset stayed around the same over the year, while the average price for flats decreased by 3.0%.*

ONS - House Prices Regionally and UK

- *Across the South West, the average house price in July 2025 was £306,000, which was slightly more than a year earlier (£302,000).*
- *This meant that, in July 2025, Bath and North East Somerset had the second highest average house price in the South West.*

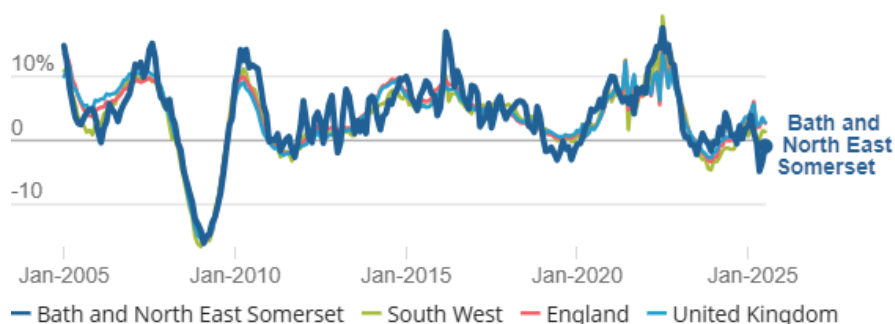
- Across the UK, a home sold for an average of £270,000 in July 2025.
- Average house prices increased to £292,000 (2.7%) in England, £209,000 (2.0%) in Wales, and £192,000 (3.3%) in Scotland, in the 12 months to July 2025.

Figure 1 - Annual change in house prices in Bath & North Somerset

(House price annual inflation, Bath & North East Somerset, January 2005 to July 2025)

Annual change in house prices in Bath and North East Somerset

House price annual inflation, Bath and North East Somerset, January 2005 to July 2025



Source: UK House Price Index from Office for National Statistics and HM Land Registry

Source: UK House Price Index from Office for National Statistics and HM Land Registry

<https://www.ons.gov.uk/visualisations/housingpriceslocal/E06000022/>

- 2.1.5. *Halifax's latest HPI data (August 2025) showed the UK housing market has been one of stability. Halifax state that "UK house prices rose again in August, up by +0.3% (£932), marking the third consecutive monthly increase.*

While the wider economic picture remains uncertain, the housing market has shown over recent years that it can take these challenges in its stride. Supported by improving affordability and resilient demand, we expect to see a slow but steady climb in property prices through the rest of this year.

[...] The average property price now stands at £299,331 – a new record high – although annual growth has eased slightly to +2.2%."

3.0 HPI Overview

- 3.1.1. As part of the market overview, we have considered the UK House Price Index (HPI) which uses house sales data from HM Land Registry, and is calculated by the Office for National Statistics.
- 3.1.2. The latest UK House Price Index suggests that, *as of July 2025, the average house price in the UK is £270,000 and the index stands at 103.4. Property prices have risen by 0.3% compared to the previous month and risen by 2.8% compared to the previous year.*
- *The South West experienced the most significant monthly increase with a movement of 1.4% although (as per Figure 2 below) a lower annual increase overall (also at 1.4%) with the region having a higher than average national price of £306,000. This serves to show how much higher prices in B&NES are compared with the wider region.*

Figure 2 – Average price by region

(Price, monthly change and annual change by region)

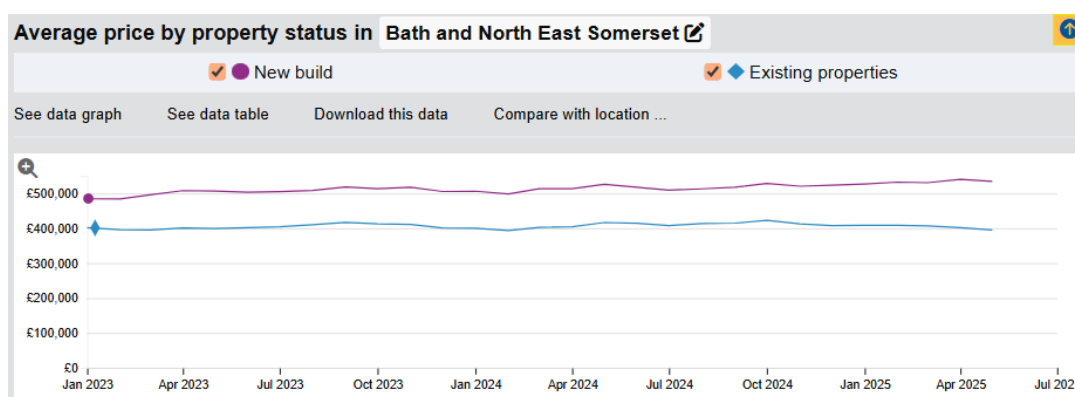
Price change by region for England

Region	Average price July 2025	Annual change % since July 2024	Monthly change % since June 2025
East Midlands	£240,000	2.8	0.4
East of England	£338,000	2.1	-0.1
London	£562,000	0.7	0
North East	£164,000	7.9	0
North West	£213,000	4.8	0.4
South East	£382,000	1.2	1.4
South West	£306,000	1.4	1.4
West Midlands	£248,000	3.3	0.3
Yorkshire and the Humber	£206,000	3.9	0.7

Source: UK House Price Index summary: July 2025 - HM Land Registry
<https://www.gov.uk/government/news/uk-house-price-index-for-july-2025>

Figure 3 – Average price by property status in Bath and North East Somerset

(To track housing market metrics like index values, average prices, monthly and annual changes, and sales volumes—broken down by funding type and property status, e.g. New Build vs Existing properties)



Source: UK House Price Index – Statistics

<https://landregistry.data.gov.uk/app/ukhpi/browse?from=2023-01-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fbath-and-north-east-somerset&to=2025-07-01&lang=en>

Figure 4 – HPI Overview in period 1.2023 – 7.2025 (Location: Bath and North East Somerset)

Year	Month	Average Price (all properties)	Percentage change (annual)	Percentage change (monthly)
2023	January	£403,843	6.5	-1.5
	February	£397,888	1.7	-1.5
	March	£397,534	0.5	-0.1
	April	£403,541	0.5	1.5
	May	£401,781	-0.7	-0.4
	June	£404,473	-0.7	0.7
	July	£407,076	-2.2	0.6
	August	£412,724	-0.4	1.4
	September	£419,559	1.1	1.7
	October	£415,387	0.1	-1
	November	£413,956	-0.5	-0.3
	December	£403,418	-1.6	-2.5

2024	January	£403,095	-0.2	-0.1
	February	£396,472	-0.4	-1.6
	March	£405,298	2	2.2
	April	£407,071	0.9	0.4
	May	£419,243	4.3	3
	June	£416,754	3	-0.6
	July	£410,497	0.8	-1.5
	August	£415,894	0.8	1.3
	September	£417,319	-0.5	0.3
	October	£425,137	2.3	1.9
	November	£415,184	0.3	-2.3
	December	£410,728	1.8	-1.1
2025	January	£411,836	2.2	0.3
	February	£412,121	3.9	0.1
	March	£409,966	1.2	-0.5
	April	£405,802	-0.3	-1
	May	£399,160	-4.8	-1.6
	June	£403,172	-3.3	1
	July	£406,978	-0.9	0.9

Source: UK House Price Index – Statistics

<https://landregistry.data.gov.uk/app/ukhpi/browse?from=2023-01-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fbath-and-north-east-somerset&to=2025-07-01&lang=en>

- 3.1.3. A summary of our overview of data on New/Existing property Values (in period May 2020 - May 2024) in Bath & North East Somerset is displayed in Tables 1a – 2c below (see section 4 – Residential Market Review).

4.0 Residential Market Review

- 4.1.1. The above sources overall provide an indication of broadly steady house prices locally, at this time. We now go on to summarise our house prices data collection exercise. Consistent with our assessment principles, DSP research data from a range of readily available sources, as also directed by the Planning Practice Guidance (PPG) on Viability. As noted above, these are sources that could also be used by the Council for any future similar work, updating or monitoring. In the following sections we will provide an outline of the sale price data reviewed.
- 4.1.2. The residential market review and data collection/analysis was conducted using Land Registry data reflecting wards and localities within the district between 2020 and 2024. Value Level (VL) ranges were estimated for each area based on review of this data, including quartile analysis. This encompassed both sold and asking prices for new build housing and sold prices for resale property across the district at the time of the research (Spring 2025).

Location by Ward Areas

Tabled overview list of wards areas used as basis for preliminary review of Land Registry house price data collection.

Wards	
Abbey	Moorlands
Bathavon North	Newbridge
Bathavon South	Odd Down
Bathwick	Oldfield Park
Chew Valley	Paulton
Clutton & Farmborough	Peasedown
Combe Down	Publow & Whitchurch
High Littleton	Radstock
Keynsham East	Saltford
Keynsham North	Southdown
Keynsham South	Timsbury
Kingsmead	Twerton & Whiteway
Lambridge	Walcot
Lansdown	Westfield
Mendip	Westmoreland
Midsomer Norton North	Weston
Midsomer Norton Redfield	Widcombe & Lyncombe

Review of Land Registry New Build Sold Prices Data

4.1.3. The following tables below provide the Bath and North East Somerset based summary of Land Registry published sold prices data – focusing solely on new build housing (and therefore covering only areas where new builds were recorded). The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated from the recorded sale dates in line with the UK House Price Index (HPI) to the point of data collection i.e., May 2024. Due to its size, the full data set has not been included - but can be requested if required.

Table 1a – Land Registry Sold Prices Review Analysis - New Build Property – Average Price and quartile analysis by Wards in B&NES (5.2020 – 5.2024)

Ward	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.*
Bathavon North	£4,314	£4,952	£5,562	£5,679	£6,137	£6,726	20
Bathavon South	£3,600	£4,658	£4,890	£4,819	£5,160	£5,997	37
Bathwick	£5,302	£6,045	£6,631	£6,384	£7,063	£8,847	42
Chew Valley	£4,961	£5,003	£5,484	£5,698	£5,823	£6,031	10
Clutton & Farmborough	£3,662	£3,662	£3,662	£3,662	£3,662	£3,662	1
Come Down	£3,979	£4,915	£5,258	£5,314	£5,667	£6,691	151
High Littleton	£4,018	£4,069	£4,227	£4,284	£4,317	£4,449	5
Keynsham East	£3,686	£4,515	£4,696	£4,707	£4,928	£5,573	146
Keynsham North	£3,654	£4,173	£4,731	£4,791	£5,190	£6,160	223
Keynsham South	£3,631	£4,010	£4,343	£4,298	£4,691	£5,258	55
Kingsmead	£3,528	£5,496	£6,590	£7,010	£7,492	£9,792	27
Lambridge	£4,740	£5,000	£5,301	£5,464	£5,585	£5,670	6
Lansdown	£4,564	£5,302	£6,667	£6,595	£7,731	£9,812	73
Mendip	£3,734	£4,116	£4,221	£4,291	£4,400	£4,435	8
Midsomer Norton Redfiled	£3,591	£3,727	£4,023	£3,998	£4,321	£4,485	6
Paulton	£3,829	£3,944	£4,344	£4,462	£4,628	£4,846	13
Publow & Whitchurch	£3,816	£4,109	£4,808	£5,240	£5,360	£5,445	13
Timsbury	£3,539	£3,702	£4,124	£4,048	£4,453	£5,159	14
Walcot	£5,302	£6,419	£7,086	£7,648	£7,869	£8,079	7
Westfield	£3,596	£3,840	£4,023	£4,002	£4,214	£4,457	7
Westmoreland	£5,425	£6,208	£6,923	£6,607	£7,435	£8,661	17
Weston	£5,068	£5,234	£5,390	£5,423	£5,520	£5,705	5

* Data sample of 886

Table 1b – Land Registry Sold Prices Review Analysis - New Build Property – Average Price and quartile analysis by Dwelling Type (5.2020 – 5.2024)

Dwellings	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.*
Flat	£3,528	£4,538	£5,545	£5,099	£6,238	£9,812	244
Terraced	£3,588	£4,846	£5,448	£5,280	£6,057	£8,079	149
Semi-detached	£3,539	£4,226	£4,799	£4,819	£5,293	£7,547	208
Detached	£3,703	£4,449	£4,963	£4,845	£5,348	£8,847	285

* Data sample of 886

Table 1c – Land Registry Sold Prices Review Analysis - New Build Property – Average Price and quartile analysis overall in B&NES (5.2020 – 5.2024)

Area	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.
B&NES	£3,528	£4,473	£5,166	£4,965	£5,578	£9,812	886

4.1.4. A key point of this analysis is to consider all available information in a way that is appropriate for the study purpose, which in this case requires a high-level overview of general values ‘patterns’ and estimated levels rather than aiming necessarily to reflect finer-grained variations and potential site or development specifics.

Review of Land Registry Resale Property Sold Prices Data

4.1.5. As part of the current project phase a similar process has been undertaken to review re-sale property prices, with the following tables again providing a summary of Land Registry published sold prices data – focusing solely on resale housing. As above, the floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register. Property values have been updated in line with the UK HPI (Bath & North East Somerset-specific figure) at the point of data collection i.e., Autumn/ Winter 2024. Due to its size the full data set has not been included here, however again this can be requested by the Council. Due to the significantly larger number of sales on the second hand market, we have looked back only 6 months compared with 4 years for the new build data as this has been adequate to obtain a sufficiently large sample size for this further comparative/context exercise.

Table 2a – Land Registry Sold Prices Review Analysis – Resale Properties – Average Price and quartile analysis by Ward (10.2023 – 5.2024)

Ward	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.*
Bathavon North	£2,917	£4,895	£5,380	£5,428	£6,217	£8,344	33
Bathavon South	£2,431	£4,180	£4,798	£4,348	£5,771	£6,913	13
Bathwick	£4,296	£5,062	£6,425	£6,200	£7,199	£9,848	24
Chew Valley	£3,719	£4,168	£4,537	£4,205	£4,653	£6,524	14
Clutton & Farmborough	£2,819	£2,899	£3,415	£3,349	£3,465	£4,544	5
Combe Down	£2,551	£4,792	£5,461	£5,702	£6,190	£7,670	20
High Littleton	£2,911	£3,407	£3,717	£3,573	£4,113	£4,867	13
Keynsham East	£2,715	£3,947	£4,524	£4,424	£5,033	£8,384	23
Keynsham North	£2,382	£3,736	£4,090	£4,093	£4,521	£6,217	24
Keynsham South	£2,540	£3,566	£4,127	£4,152	£4,710	£5,956	33
Kingsmead	£3,474	£4,560	£5,589	£5,070	£6,148	£9,997	22
Lambridge	£3,130	£3,975	£5,128	£4,917	£5,810	£8,361	26
Lansdown	£4,126	£5,237	£6,376	£6,139	£7,024	£9,354	27
Mendip	£2,895	£3,282	£4,440	£4,148	£4,724	£7,152	5
Midsomer Norton North	£2,387	£3,126	£3,755	£3,808	£4,349	£5,392	19
Midsomer Norton Redfield	£2,679	£3,215	£3,508	£3,428	£3,683	£5,108	22
Moorlands	£3,245	£4,034	£4,765	£4,288	£5,400	£7,773	12
Newbridge	£3,731	£4,490	£5,052	£5,213	£5,651	£6,290	19
Odd Down	£2,425	£3,801	£4,329	£4,158	£5,103	£6,948	32
Oldfield Park	£3,226	£4,270	£4,638	£4,689	£4,900	£5,985	16
Paulton	£2,386	£3,135	£3,745	£3,716	£4,304	£5,255	29
Peasedown	£2,700	£3,729	£4,042	£4,025	£4,467	£5,151	23
Publow & Whitchurch	£3,106	£3,647	£4,008	£4,179	£4,385	£4,706	7
Radstock	£2,494	£3,091	£3,241	£3,272	£3,344	£4,159	13
Saltford	£2,770	£4,143	£4,819	£4,609	£5,577	£6,916	19
Southdown	£3,340	£3,767	£4,444	£4,182	£4,930	£7,071	24
Timsbury	£3,213	£3,860	£4,378	£4,379	£5,064	£5,398	10
Twerton	£2,502	£3,054	£3,239	£3,248	£3,529	£4,163	17
Walcot	£3,349	£4,955	£5,749	£5,583	£6,266	£9,082	29
Westfield	£2,796	£3,069	£3,589	£3,565	£4,063	£4,638	20
Westmoreland	£2,915	£4,394	£5,119	£4,937	£5,291	£8,159	18
Weston	£3,319	£4,031	£4,762	£4,653	£5,150	£7,350	29
Widcombe & Lyncombe	£4,084	£4,974	£5,819	£5,561	£6,249	£8,607	37

* Data sample of 677

Table 2b – Land Registry Sold Prices Review Analysis – Resale Properties – Average Price and quartile analysis by Dwelling Type overall in B&NES (10.2023 – 5.2024)

Dwellings	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.*
Flat	£2,540	£3,937	£4,868	£4,712	£5,588	£9,997	135
Terraced	£2,386	£3,520	£4,559	£4,377	£5,305	£9,082	227
Semi-detached	£2,382	£3,682	£4,463	£4,245	£5,122	£9,156	179
Detached	£2,770	£4,177	£5,130	£4,792	£6,100	£9,848	136

* Data sample of 677

Table 2c – Land Registry Sold Prices Review Analysis – Resale Properties – Average Price and quartile analysis by Dwelling Type in B&NES (10.2023 – 5.2024)

Area	Minimum £/m ²	Q1 £/m ²	Average Value £/m ²	Median £/m ²	Q3 £/m ²	Maximum £/m ²	Data Sample No.
B&NES	£2,382	£3,731	£4,710	£4,485	£5,439	£9,997	677

DSP Residential ‘Value Levels’ (VLs)

- 4.1.6. Overall, for the purposes of this assessment, we decided to focus our appraisals on the following values range – represented by what we refer to as Value Levels (VLs) 1-13, all in accordance with the extensive research values analysis outlined above. See Table 3 below (note: table also included in Appendix 1).
- 4.1.7. At the time of compiling Appendix 1 in the period Spring - Summer 2025, we considered new build property values in Bath & North East Somerset to fall within the overall VLs range of £4,250 to £7,500 per sq. m (i.e. approximately £457 per sq. ft to £807 per sq. ft) – as shown below in Table 3.
- 4.1.8. As in all areas, values are always mixed to some extent. The assumed (£) property values shown in Table 3 are as tested, based on the dwelling mix and size principles as shown within Appendix 1, taking an appropriate approach to the assessment using DSP’s well established and tested methodology.

Table 3 – DSP Value Levels (VLs) Overview – Market sale housing - Range for testing

Market Values (MV)	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13
1-bed flat	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500	£325,000	£337,500	£350,000	£375,000
2-bed flat	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500	£350,750	£366,000	£381,250	£396,500	£411,750	£427,000	£457,500
2-bed house	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000	£493,750	£513,500	£533,250	£553,000	£592,500
3-bed house	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500	£534,750	£558,000	£581,250	£604,500	£627,750	£651,000	£697,500
4-bed house	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000	£812,500	£845,000	£877,500	£910,000	£975,000
MV (£ / sq. m.)	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500

5.0 Age Friendly/Sheltered Housing research

- 5.1.1. DSP conducted research on the value of new build, age-friendly i.e. retirement living/sheltered and Extra care development in the district and wider area. We found no new build schemes were on the market at the time of data gathering, although our wider experience suggests that any supply coming forward is likely to be at higher values than are supported by general housing developments, typically.
- 5.1.2. DSP's significant experience of carrying out site-specific viability reviews on numerous schemes together with bespoke research analysis led us to test age-friendly housing viability, at this high-level, when applying values assumed at the middle to upper range of the general market values range as used for traditional housing market appraisals (i.e. values at VL4 £5,000 to VL13 £7,500 assumed for this part of the exercise).
- 5.1.3. From wider experience, we would generally expect age friendly housing values to be represented by this higher range; indeed even this could be considered conservative in our view.
- 5.1.4. According to the Retirement Housing Group (RHG) in their paper amended February 2016 which discusses assumptions for strategic policy viability, it is possible to value sheltered housing by assuming that a 1-bed new build sheltered flat will have a value approximately the same as 75% value of a second-hand 3-bed semi-detached property locally, with a 2 bed new build sheltered flat likely to achieve 100% of that value. In high value areas with a high proportion of flats the price of a 1 bed sheltered property is linked to the price of high value flats, normally with a 10-15% premium. In addition, extra care housing is typically considered to support values potentially up to around 25% higher than sheltered housing.
- 5.1.5. DSP has conducted research into recent sales transactions for second-hand 3-bedroom semi-detached properties within Bath & North East Somerset to consider this methodology – see Table 5 below. These figures provide a further sense check of the above noted information and assumptions range. Ultimately this supports the indications that new build age friendly homes will support higher than typical general market value levels in the district.
- 5.1.6. Table 4 below sets out the values range assumed for considering Age-friendly Housing, Sheltered Housing and Extra Care Housing in Bath & North East Somerset, in an equivalent process.

Table 4 – Provisional assumed Value Levels range for planned testing of Age Friendly i.e. Retirement Living/Sheltered Housing & Extra Care

Market Value (MV) - Private units	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13
	Typical New Build Sheltered Housing Values range									
					Typical New Build Extra Care Values range					
1-bed flat (Sheltered)	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500	£325,000	£337,500	£350,000	£375,000
2-bed flat (Sheltered)	£375,000	£393,750	£412,500	£431,250	£450,000	£468,750	£487,500	£506,250	£525,000	£562,500
1-bed flat (Extra Care)	£325,000	£341,250	£357,500	£373,750	£390,000	£406,250	£422,500	£438,750	£455,000	£487,500
2-bed flat (Extra Care)	£400,000	£420,000	£440,000	£460,000	£480,000	£500,000	£520,000	£540,000	£560,000	£600,000
MV (£/sq. m.)	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	£7,500

Table 5 – RHG approach based analysis – January 2025

RHG Analysis - January 2025		
Average value of a resale 3-bed Semi-detached property in B&NES	£444,820	
Type	Indicative New Build Value	Indicative New Build Vale £/m ²
1-bed new build sheltered flat (worth 75% of the value)	£333,615	£6,066
2-bed new build sheltered flat (worth 100% of the value)	£444,820	£5,931
1-bed extra care (typically 25% higher than sheltered housing)	£417,019	£7,582
2-bed new build extra care (typically 25% higher than sheltered housing)	£556,025	£7,414

* Data Sample of 91 (Source: Rightmove)

- 5.1.7. Overall, we consider suitable sales value levels assumptions at this stage for the considering sheltered/retirement living housing are likely to be £5,000 to £6,000/m² and for Extra Care £6,000 to £7,000/m².

6.0 Affordable Housing Providers and Wider Development Industry Stakeholders Consultation Exercise

- 6.1.1 As part of the information gathering process reported here, DSP invited a number of locally active Affordable Housing Providers and a variety of other Stakeholders to contribute by providing any local market indications / experiences and values views or information they could offer. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, experience and judgements. It was conducted by way of a survey / pro-forma (containing some suggested assumptions) provided by DSP and circulated by the Council for comment. The covering email contained a short introduction about the project and also explained the type of information we were seeking as well as assuring participants that any information they provided would be treated in confidence respecting commercial sensitivities throughout the whole process.

- 6.1.2 Overall, positive responses were received from those contacted.

Appendix 3 v1.2 Ends