

Appendix 1

Table 3 Mean sold prices and numbers of sales in financial years 2014-15 and 2007-08
(areas taken from Bradford MDC /LEVVEL AHEVA Bandings and identified by AHEVA postcode clusters)

Prices 14/15 Financial Yr	LS29	Area 1 Not LS29	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
Detached	£476,407	£298,899	£286,280	£234,510	£212,670	£220,937	£179,011	£162,549	£178,909	£85,999
Semi	£277,100	£168,427	£167,066	£143,388	£132,277	£116,989	£117,384	£110,349	£101,197	£92,268
Terrace	£262,679	£180,461	£135,657	£127,569	£115,723	£84,240	£81,649	£82,090	£74,895	£65,072
Flat	£197,406	£91,724	£116,663	£89,744	£91,029	£48,198	£50,496	£55,472	£52,559	£29,666
Sales 14/15 Financial Yr	LS29	Area 1 Not LS29	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
Detached	162	134	162	165	91	148	43	46	11	6
Semi	173	189	274	257	239	423	303	293	97	44
Terrace	192	87	260	339	240	394	196	257	268	249
Flat	140	57	212	134	119	270	262	47	38	3

Prices 07/08 Financial Yr	LS29	Area 1 Not LS29	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
Detached	£506,823	£303,956	£308,457	£240,575	£237,610	£213,442	£189,994	£201,070	£175,682	£190,438
Semi	£275,248	£181,682	£170,063	£154,929	£150,411	£97,650	£130,387	£120,172	£121,013	£61,290
Terrace	£255,013	£168,222	£147,915	£139,345	£122,043	£114,755	£117,929	£101,990	£92,750	£87,098
Flat	£186,748	£128,382	£157,662	£130,027	£144,987	£114,300	£135,501	£101,000	£71,311	£69,816
Sales 07/08 Financial Yr	LS29	Area 1 Not LS29	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
Detached	165	196	172	221	145	257	116	69	19	8
Semi	156	189	375	361	381	836	467	498	217	135
Terrace	145	140	416	457	489	870	432	525	764	708
Flat	195	57	247	187	205	267	229	89	23	27

Table: 4 Developers' Price Points by CIL Charging Zone – Bradford

(data from Bradford Community Infrastructure Viability Evidence Addendum Cushman and Wakefield December 2015)

Mean product price & proposed volume of housing based on site percentages proposed for different configurations					
Charging Zone	5 Bedrooms or more	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom
1	Estimate - see Note 1 £539,000	£399,995	Estimate - See Note 1 £316,000	No homes in sample	No homes in sample
No of houses proposed	125	625	1,250	500 total across both configurations	
2	Probable - See note 2 £456,872	£341,083	Estimate - See Note 1 £270,000	No homes in sample	No homes in sample
No of houses proposed	113	563	1,125	452 total across both configurations	
3	£374,996	£291,635	£229,729	No homes in sample	No homes in sample
No of houses proposed	702	3,513	7,025	2,808 total across both configurations	
4	One property only £389,995	£300,520	£151,468	£110,722	No homes in sample
No of houses proposed	1140	5,700	11,400	4,560 total across both configurations	
Total houses in plan	2080	10,400	20,800	8,320 across both configurations	

Product price range					
Charging Zone	5 Bedrooms or more	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom
1	Insufficient data	£349,995 - £439,995	Insufficient data	No data	No data
2	Probable - See note 2 £435,000 - £499,950	£317,500 - £459,950	Insufficient data	No data	No data
3	£309,995 - £500,000	£213,995 - £367,995	£194,995 - £279,950	No data	No data
4	One property only	£189,995 - £339,995	£129,995 - £189,950	£99,995 - £117,950	No data
Overall price range	£309,995 - £539,000	£189,995 - £459,950	£129,995 - £189,950	£99,995 - £117,950	No data

Notes: 1 – There were no homes in these zones with these configurations in the sample. Price differentials between adjacent zones and adjacent house configurations were analysed and estimates were produced accordingly
2 - A development in charging Zone 2 has no bedroom numbers attached, based on price it is assumed that they have 5 or more bedrooms.