



THE ROYAL BOROUGH OF
**WINDSOR AND
MAIDENHEAD**

Borough Local Plan
Viability Update Note

October 2019

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1. Introduction

Background and Scope

- 1.1 In 2012 HDH Planning & Development Ltd was appointed by the Council to undertake a CIL and Affordable Housing Viability Study, and since then has produced the following reports for the Council.
 - a. *RBWM CIL Viability Study* (HDH Planning & Development Ltd, April 2015).
 - b. *RBWM CIL Viability Study – Post PDCS Update* (HDH Planning & Development Ltd, September 2015).
- 1.2 RBWM Borough Local Plan 2017, Local Plan Viability Update (HDH Planning & Development Ltd, April 2017)
- 1.3 The first two reports were used by the Council to support the adoption of CIL, which was implemented on 1st September 2016. The viability evidence was considered in detail at the CIL Examination and found to be appropriate¹ (subject to an adjustment to the Office rate).
- 1.4 The 2017 Viability Update was an update to the CIL work, rebasing the modelling on the then emerging allocations.
- 1.5 The Proposed Submission Borough Local Plan was submitted for independent examination in January 2018. The stage 1 Hearings took place in June 2018 to consider a limited range of matters. In December 2018 the Inspector put the examination of the BLPSV into a lengthy pause period so the Council could address a number of specific requirements and consider whether changes needed to be made to the Plan as a result. As a result of the work, the Council is proposing a number of changes to both policies and site allocations. This update note has been prepared to consider:
 - a. Whether the viability evidence is generally up to date? There are two aspects to this, firstly the NPPF and PPG have been updated, and secondly the values and costs have changed.
 - b. Whether the proposed new set of allocations are likely to be deliverable?
 - c. Are there new policy requirements that impact on the costs of development that need to be considered now?
- 1.6 These are considered below.

¹ **Report to the Council of the Royal Borough of Windsor and Maidenhead** by Terrence Kemmann-Lane JP DipTP FRTPI MCMI an Examiner appointed by the Council. Date: 13 June 2016

- 1.7 This note should be read as an annex to the 2017 Viability Update. It does not repeat any of the context, assumptions or analysis set out in that report, rather it simply looks at the narrow issues mentioned above.

2. Is the viability evidence generally up to date?

- 2.1 The NPPF and PPG were updated in 2018 and again in 2019. These updates were after the 2017 Viability Update was completed. It is therefore appropriate to consider whether these changes materially impact on the viability evidence base. In this context it is also timely to consider new Guidance issued by the RICS.
- 2.2 It is two years since the 2017 Viability Update was undertaken, it is also therefore appropriate to consider whether or not there have been any significant changes that may undermine the *2017 Local Plan Viability Update*.

National Planning Policy Framework, Planning Practice Guidance and CIL Regulations

- 2.3 After the 2017 Viability Update was published, the Government published a new National Planning Policy Framework (2018 NPPF) and replaced the sections of the Planning Practice Guidance (PPG) that relate to viability. The NPPF and PPG were further updated in February 2019, although those changes did not relate to plan-wide viability testing.
- 2.4 In May 2019, further changes relating to viability were made to the PPG. The main changes related to establishing the Benchmark Land Value (BLV). A particular change has been in relation to the starting point of the assessment. For plan making purposes, this is now defined as only being the Existing Use Value (EUUV), with most references to Alternative Use Value (AUV) removed. The earlier reports refer to the Viability Threshold. The terms BLV and Viability Threshold are interchangeable and have the same meaning.
- 2.5 The Borough Local Plan Submission Version (BLPSV) is being examined under the 'transitional arrangements' so under the specific requirements of the 2012 NPPF and PPG applying at that time. Having said this, the changes to viability that were made in the 2018 NPPF and in the then subsequently updated PPG were not subject to transitional arrangements, applying immediately from a development management point of view. The viability work undertaken in the 2017 Viability Update is consistent with the 2012 NPPF, 2018 NPPF and the 2019 NPPF and the various iterations of the PPG that have also been made.
- 2.6 These recent changes do not impact on the 2017 Viability Update, rather they shift the emphasis in viability testing. Under the 2012 NPPF the test was (as set out in paragraphs 173 and 174) that:

... the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, ... provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. Local planning authorities ... should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, ... and policies ..., when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.

- 2.7 The purpose of viability testing was to ensure that the cumulative impact of the policy requirements did not put implementation of the Plan at serious risk, in the context of providing a competitive return to a willing landowner and willing developer. Now, under the updated PPG, (paragraph 10-010-2018072) viability testing is to ensure that the aims of the planning system, to secure maximum benefits in the public interest through the granting of planning permission, have been met.

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

- 2.8 In May 2019 the CIL Regulations were further amended² (the CIL Regulations within the PPG were also updated on the 1st September 2019). These changes do not directly impact on how to undertake a viability assessment. The main practical change for RBWM, is that CIL Regulation 123 has been deleted. As a result, the requirement for an authority that introduces CIL to publish a Regulation 123 List has been removed, and the ‘pooling’ restrictions lifted, giving additional flexibility on the use of s106 to fund infrastructure.

- 2.9 The updated 2019 PPG now includes specific advice to be taken into account in relation to the assessment of the developer’s return:

... For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

Paragraph: 018 Reference ID: 10-018-20190509

- 2.10 This is different to the approach taken in the 2017 Viability Update where developer’s return was taken to be 20% of GDV. Generally, we would expect an assumption near the top of the suggested range in the most challenging and risky markets (for example in the low value Lancashire valleys or parts of the Northeast) and an assumption nearer the bottom of the range in the more vibrant markets closer to London.

- 2.11 In this note the model has been updated to assess the developer’s return as 17.5% of GDV being the middle of the range suggested in the PPG. A range of other scenarios have been tested, including a lower return (6%) on affordable housing.

RICS Guidance

- 2.12 HDH is a firm regulated by the Royal Institution of Chartered Surveyors (RICS), so it is necessary to have regard to RICS Professional Standards and Guidance. The appropriate

² **SI 2019 No. 966** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. **2019 No. 1103** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No.2) Regulations 2019 Made 9th July 2019. Coming into Force 1st September 2019.

guidance at the time of the 2017 Viability Update was *Financial Viability in planning (1st edition)*, RICS guidance note 2012.

- 2.13 *Financial Viability in planning (1st edition)*, RICS guidance note 2012 is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG. As part of the updating, *Financial viability in planning: conduct and reporting. 1st edition, May 2019* has been published. This includes mandatory requirements for RICS members and RICS-regulated firms.
- 2.14 Whilst the 2017 Viability Update was published well before *Financial viability in planning: conduct and reporting. 1st edition, May 2019*, this opportunity is taken to confirm as follows:
- a. HDH confirms that the firm has acted with objectivity, impartially and without interference, and with reference to all appropriate available sources of information.
 - b. The HDH confirms it had no conflicts of interest. HDH confirms that no performance-related or contingent fees were agreed.
 - c. The presumption is that a viability assessment should be published in full. HDH prepared the reports on the assumption that they will be published in full (and they have been published in full by the Council).
 - d. HDH confirms that a non-technical summary has been provided in the form of Chapter 12 of the *2017 Local Plan Viability Update* which was written as a stand-alone summary. Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that the *2017 Local Plan Viability Update* report and this note only be published and read in full.
 - e. The derivation of the BLV is set out in Chapter 6 of the 2017 Viability Update. This is in accordance with the requirements of the PPG.
 - f. The earlier viability reports include appropriate sensitivity testing. Further sensitivity testing is included in this note.
 - g. Consultation with the development industry formed part of the *RBWM CIL Viability Study* (HDH Planning & Development Ltd, April 2015) and the assumptions were carried into the *2017 Local Plan Viability Update*. *The 2017 Local Plan Viability Update* has been subject to formal consultation through the Regulation 18 and Regulation 19 stages of the RBWM plan-making process. Due to time constraints, consultation has not formed part of the preparation of this note.
 - h. The *2017 Local Plan Viability Update* was dated but did not include a formal sign off. This opportunity is taken to confirm that the final versions of both reports were approved by RS Drummond-Hay MRICS ACIH in his capacity as a director of HDH, and as an experienced and appropriately qualified professional in the field of undertaking plan-wide viability assessments.
 - i. HDH confirms that ample time was allowed for to undertake the *2017 Local Plan Viability Update*.

- 2.15 The Guidance includes a requirement that, '*all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm*'. Much of the information that informed the earlier viability studies (and this note) has been provided by the Council, some of which had been provided to them by others. This information was not provided in a subcontractor role, and in accordance with HDH's instructions, this information has not been challenged or independently verified.

Changes in the main inputs to the 2017 Local Plan Viability Update

- 2.16 The 2017 Viability Update was dated April 2017, however the data on which it was based was collected in February 2017. The main cost and value inputs are reviewed below.
- 2.17 There are a range of data sources that publish average house price data. These have been reviewed. The date of the data varies, the most recent information is presented below.

Table 2.1 House Price Change, Newbuild v Existing		
	Newbuild	Existing
February 2017	£465,359	£493,728
March 2019	£447,094	£472,216
Change	£-18,265	£-21,512
	-3.9%	-4.4%

Source: Land Registry (August 2019)

Table 2.2 House Price Change		
	Mean	Median
Dec-16	£577,042	£460,000
Dec-18	£596,643	£465,000
Change	£19,601	£5,000
	3.4%	1.1%

Source: ONS HPSSA 9 and HPSSA 12

- 2.18 These two official data sources show slightly different pictures, which would suggest there has been little change.

Table 2.3 Change in Average Value by Sub-Area - £/m²				
	Detached	Semi-detached	Terraced	Flats
RBWM				
Feb-17	£5,414	£4,951	£5,156	£5,307
Aug-19	£5,339	£4,919	£5,102	£5,210
Change	-£75	-£32	-£54	-£97
	-1.4%	-0.7%	-1.0%	-1.8%
Windsor				
Feb-17	£5,274	£5,070	£5,533	£5,640
Aug-19	£5,124	£5,027	£5,382	£5,576
Change	-£151	-£43	-£151	-£65
	-2.9%	-0.8%	-2.7%	-1.1%
Maidenhead				
Feb-17	£5,360	£4,822	£4,876	£5,027
Aug-19	£5,328	£4,822	£4,908	£4,865
Change	-£32	£0	£32	-£161
	-0.6%	0.0%	0.7%	-3.2%
Ascot				
Feb-17	£5,640	£5,038	£4,919	£5,253
Aug-19	£5,565	£4,951	£4,898	£5,167
Change	-£75	-£86	-£22	-£86
	-1.3%	-1.7%	-0.4%	-1.6%

Source: Zoopla.com

- 2.19 This data from a commercial source suggests a very modest fall in house prices.
- 2.20 In addition, the Land Registry publishes data of all homes sold. Across the Borough, 562 newbuild home sales have been recorded since the start of 2017. These transactions are summarised, by the main settlements, as follows and detailed in **Appendix 1**. Each house sold requires an Energy Performance Certificate. This is a public document that can be viewed on the EPC Register. The EPC contains the floor area (the Gross Internal Area – GIA) as well as a wide range of other information about the construction and energy performance of the building. This GIA information is also included in **Appendix 1**. The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register.
- 2.21 The following data is directly comparable to that set out in Table 4.4 and Table 4.5 of the *2017 Local Plan Viability Update*. The floor area is not available for all the units so the count of sales and the count of the EPCs showing the floor areas are shown.

Table 2.4 Land Registry Price Paid Data and EPC Data - From January 2017					
	Detached	Flat	Semi-detached	Terraced	All
ASCOT					
Count - Sales	9	89	5	0	103
£/dwelling	£1,729,999	£944,191	£737,000		£1,002,796
Count - m ²	9	87	5	0	101
£/m ²	£4,527	£6,641	£5,769	£0	£6,410
DATCHET					
Count - Sales	6	0	0	3	9
£/dwelling	£843,333			£360,000	£682,222
Count - m ²	0	0	0	0	0
£/m ²					
LITTLEWICK GREEN					
Count - Sales	5	0	0	0	5
£/dwelling	£1,358,000				£1,358,000
Count - m ²	5	0	0	0	5
£/m ²	£4,490				£4,490
MAIDENHEAD					
Count - Sales	22	305	16	16	359
£/dwelling	£823,177	£362,578	£590,391	£459,219	£405,265
Count - m ²	21	304	16	16	357
£/m ²	£5,054	£5,269	£5,750	£4,804	£5,257
SUNNINGDALE					
Count - Sales	5	0	0	0	5
£/dwelling	£1,452,045				£1,452,045
Count - m ²	5	0	0	0	5
£/m ²	£5,622				£5,622
WINDSOR					
Count - Sales	0	80	0	1	81
£/dwelling		£553,756		£2,150,000	£573,463
Count - m ²	0	79	0	1	80
£/m ²		£6,448		£8,958	£6,479
RBWM					
Count - Sales	47	474	21	20	562
£/dwelling	£1,123,194	£504,050	£625,298	£528,876	£561,243
Count - m ²	40	470	21	17	548
£/m ²	£4,936	£5,721	£5,755	£5,048	£5,644

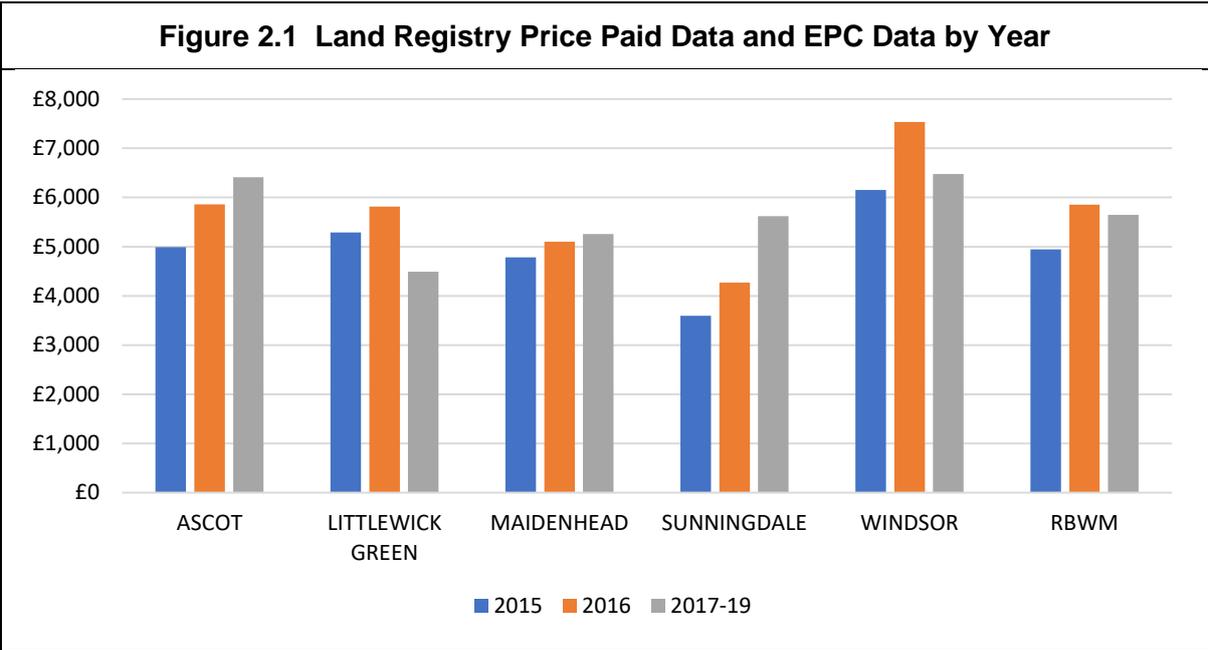
Source: Land Registry and EPC Register

2.22 The £/m² data from above has been combined with the data set out in in Table 4.4 and Table 4.5 of the *2017 Local Plan Viability Update* to show the change in prices paid.

Table 2.5 Land Registry Price Paid Data and EPC Data by Year						
		Detached	Flat	Semi-detached	Terraced	All
ASCOT	2015	£4,744	£5,293	£5,210	£3,810	£4,993
	2016	£4,508	£6,039	£5,673	£3,846	£5,858
	2017-19	£4,527	£6,641	£5,769		£6,410
DATCHET	2015					
	2016					
	2017-19					
LITTLEWICK GREEN	2015	£5,186		£5,729	£5,302	£5,290
	2016	£5,912	£5,812		£4,817	£5,816
	2017-19	£4,490				£4,490
MAIDENHEAD	2015	£5,185	£4,958	£4,409	£4,148	£4,781
	2016	£6,838	£5,072	£5,218	£4,198	£5,103
	2017-19	£5,054	£5,269	£5,750	£4,804	£5,257
SUNNINGDALE	2015		£3,596			£3,596
	2016		£4,269			£4,269
	2017-19	£5,622				£5,622
WINDSOR	2015	£4,590	£6,394		£5,763	£6,149
	2016	£5,304	£8,004		£4,692	£7,537
	2017-19		£6,448		£8,958	£6,479
RBWM	2015	£4,794	£5,159	£4,693	£4,466	£4,944
	2016	£5,731	£6,068	£5,221	£4,475	£5,856
	2017-19	£4,936	£5,721	£5,755	£5,048	£5,644

Source: Land Registry and EPC Register and Table 4.4 and Table 4.5 of the 2017 Local Plan Viability Update

2.23 This data is summarised as follows:



Source: Land Registry and EPC Register and Table 4.4 and Table 4.5 of the 2017 Local Plan Viability Update

- 2.24 This data, when taken with the higher-level data above, suggests that house prices have fallen by perhaps a few percent across the Borough. Having said this, values have clearly increased in some areas.
- 2.25 The economy is in a period of uncertainty and, whilst it is not the purpose of this assessment, it is timely to provide a forecast of how house prices and values may change in the future. The following table is from HM Treasury which brings together some of the forecasts in its monthly *Forecasts for the UK economy: a comparison of independent forecasts* report³.

³ No 383, May 2019.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/801759/PU797_Forecast_for_the_UK_Economy_May_2019_covers.pdf



Table 2.6 Consolidated House Price Forecasts

		House price inflation (annual average, %)					Output gap (% of GDP)				
		2019	2020	2021	2022	2023	2019	2020	2021	2022	2023
City forecasters											
	Bloomberg Economics										
1.0	Capital Economics	1.5	2.0	3.2	3.5	3.5	0.1	-0.1	0.0	0.0	0.0
	CEBR	-	-	-	-	-	May	-	-	-	-
	Citigroup	-	-	-	-	-	May	-	-	-	-
0.9	Commerzbank	1.2	3.2	3.6	3.5	3.5	May	-0.5	-0.3	-0.2	0.0
1.0	Daiwa CM	2.2	3.6	-	-	-	May	-0.2	-0.3	-0.3	-0.3
	Deutsche Bank	-	-	-	-	-	Feb	-	-	-	-
1.4	EY ITEM Club	2.0	3.0	4.9	4.5	4.0	May	-	-	-	-
	HSBC	-	-	-	-	-	Nov	-	-	-	-
	ING	-	-	-	-	-	Aug	-	-	-	-
	Morgan Stanley	-	-	-	-	-	May	0.4	0.7	-	-
	Natwest Markets	-	-	-	-	-	May	-0.5	-0.9	-	-
	Nomura	-	-	-	-	-	Nov	-	-	-	-
-1.1	Schroders Investment Management	3.8	4.9	-	-	-	May	-0.4	-0.3	0.1	0.5
	Societe Generale	-	-	-	-	-	May	0.1	0.0	0.0	0.0
	UBS	-	-	-	-	-	Nov	-	-	-	-
Non-City forecasters											
1.0	Beacon Economic Forecasting	2.2	5.3	3.4	3.6	3.4	May	-	-	-	-
	EIU	-	-	-	-	-	Aug	0.7	0.8	1.0	0.9
3.4	Experian	3.5	3.4	3.4	3.6	3.4	May	-	-	-	-
1.8	Heteronomics	2.0	-	-	-	-	May	0.9	1.1	-	-
	IMF	-	-	-	-	-	May	-0.3	-0.2	-0.1	0.0
	Kern Consulting	-	-	-	-	-	May	-	-	-	-
	Liverpool Macro Research	-	-	-	-	-	May	-	-	-	-
2.4	NIESR	2.8	1.8	3.3	3.5	3.6	May	-	-	-	-
0.1	Oxford Economics	1.5	3.3	3.4	3.6	3.4	May	-0.6	-0.5	-0.4	-0.2
1.2	Independent average	2.3	3.4	3.4	3.6	3.4		-0.1	-0.1	-0.3	0.0
1.2	New forecasts	2.3	3.4	3.4	3.6	3.4		-0.1	-0.1	-0.3	0.0
3.4	Highest	3.8	5.3	5.3	8.0	7.9		0.9	1.1	0.1	0.5
-1.1	Lowest	1.2	1.8	1.8	0.9	0.5		-0.6	-0.9	-1.2	-0.3

Source: *Forecasts for the UK economy: a comparison of independent forecasts* No 383 (HM Treasury, May 2019).
Table M9: Medium-term forecasts for house price inflation and the output gap

- 2.26 Generally, the expectation is that house prices will return to growth in the short term.
- 2.27 Build costs are the major cost input into the development appraisals. The costs in the *2017 Local Plan Viability Update* were based on the March 2017 BCIS Costs. Since then the price for Estate Housing Generally has increased from £1,269/m² to £1,456/m², being just under 15%. This is a significant increase.
- 2.28 RBWM Council is a significant landowner in Maidenhead (both in central Maidenhead and of the golf course). We have reality checked the above data with the Council's value assumptions from actual developments in which it is involved.
- a. Values on York Road
- | | |
|------------------|---|
| Market Housing | about £6,900/m ² (£641/sqft) |
| Shared Ownership | £4,478/m ² (£416/ sqft) |
| Affordable Rent | £2,906/m ² (£270 sqft) |
| Social Rent | £1,991/m ² (£185/sqft) |
- b. Build costs on York Road at £2,518/m² (£234/sqft) when contracts concluded (including all professional technical fees, principle contractor margin, etc.).
- c. Desborough, Harvest Hill Road, South West Maidenhead (including the golf course)
- | | |
|--------------------|--|
| Private sales | £4,423/m ² (£411/sqft) to £6,673/m ² (£620/sqft) |
| Affordable sales | £2,281/m ² (£212/sqft) to £3,111/m ² (£289/sqft) (lots of Social Rent) |
| Construction costs | £1,894/m ² (£176/sqft) blended. |
- 2.29 The Land Registry Price Paid data suggests that the Central Maidenhead values used previously were too low at £5,000/m². We have increased the value for flats to £5,270/m² being the current average price paid, although this is still substantially less than the Council's own experience. All other values have been left unchanged, although we have carried out sensitivity testing around this assumption.

Table 2.7 Costs from RBWM Developments	
Superstructure	£1,119.45/m ² (£104.38/sqft)
Prelims	£180.30/m ² (£16.75/sqft)
<u>BCIS Equivalent</u>	<u>£1,299.75/m² (£120.75/sqft)</u>
Externals	£180.62/m ² (£16.78/sqft)
Infrastructure (s106)	£199.02/m ² (£18.49/sqft)
Underbuildings	£171.47/m ² (£15.93/sqft)
All in	£1,850.86/m ² (£171.95/sqft)
Contingency	2.1%
Professional Fees	1.5%
Marketing/Sales	3.5%
Profit – Affordable	10%
Profit – Market (Calculated)	24%

Source: RBWM

- 2.30 The above data suggests that the BCIS costs significantly overstates the costs of development on the larger schemes, in particular the larger and the higher schemes. Whilst taller buildings are more expensive, the significant change in costs is at 6 storeys, when building further storeys above the 6th floor, the costs on a £/m² basis do not increase significantly. This is the driver behind some buildings of the taller buildings that are coming forward.
- 2.31 In this update Lower Quartile BCIS costs have been used on the Central Maidenhead sites (£1,782/m²), this is still substantially above the figures suggested by the Council's data.



3. The Potential Allocations

- 3.1 The 2017 Viability Update was based on typologies that had been modelled to represent the potential allocations in the emerging Plan (as at February 2017)⁴. It is necessary to consider whether those typologies are still representative of the type of development that is now likely to come forward under the updated Plan. The derivation of the typologies is set out at the start of Chapter 9 of the 2017 Viability Update and summarised in Table 9.5 and 9.6 of that report.
- 3.2 The most up to date list of potential allocations is set out in **Appendix 2** below, although it is important to note that these may still be subject to change. The nature of the sites can be summarised as follows:

Table 3.1 Summary of Proposed Housing Allocations					
	Brownfield	Green, mixed	Greenfield	Mixed	All
Number of Sites					
Ascot	2	1	0	0	3
Maidenhead	10	1	0	0	11
Other	7	0	8	3	18
Windsor	1	1	0	0	2
All	20	3	8	3	34
Number of Units					
Ascot	50	300	0	0	350
Maidenhead	2,760	2,600	0	0	5,360
Other	316	0	1,140	510	1,966
Windsor	39	450	0	0	489
All	3,165	3,350	1,140	510	8,165
Average Site Size (units)					
Ascot	50.00	300.00	0.00	0.00	175.00
Maidenhead	276.00	2,600.00	0.00	0.00	487.27
Other	45.14	0.00	142.50	170.00	109.22
Windsor	39.00	450.00	0.00	0.00	244.50
All	166.58	1,116.67	142.50	170.00	247.42

Ascot = Ascot Growth Location, Maidenhead = Maidenhead Spatial Strategy Growth Location, Windsor = Windsor Growth Location. Source: RBWM (August 2019)

- 3.3 There is a greater emphasis on brownfield sites than at the time of the *2017 Viability Update* and the average size is somewhat larger. Having said this the typologies set out in Tables

⁴ Table 9.1 of *2017 Local Plan Viability Update*

9.5 and 9.6 of the 2017 Viability Update remain representative of the new planned development.

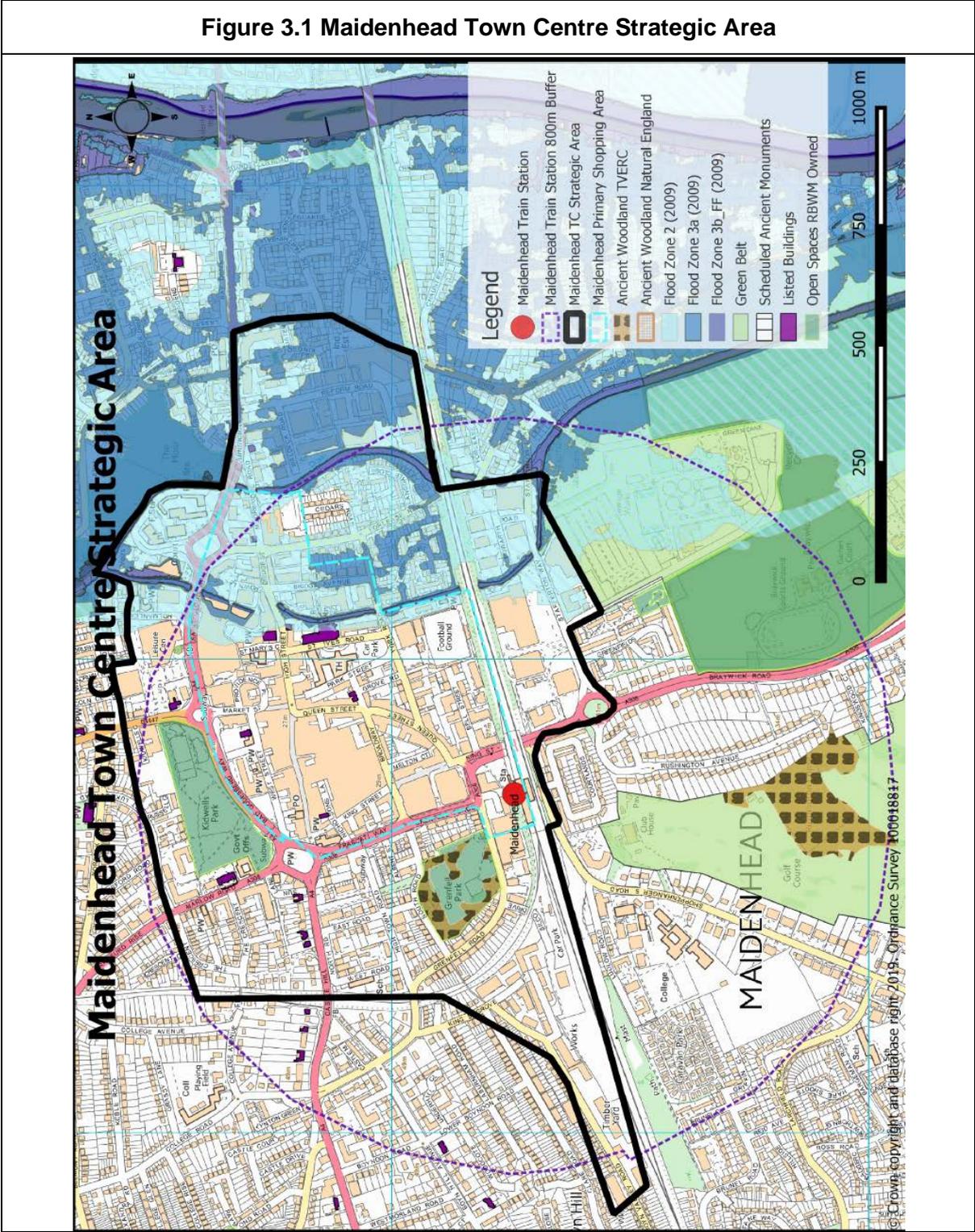
- 3.4 Of particular note is in relation to Typologies 1, 24 and 25 of the *2017 Local Plan Viability Update*. All three of these were to be generally representative of the development that was planned for Maidenhead Golf Course and were prepared to test several delivery options. Since 2017 a considerable amount of work has been done in relation to this site. The area has been expanded and it is now known as Desborough, Harvest Hill Road, South West Maidenhead and rather than being for 2,000 units, it is expected to accommodate about 2,600 units. The majority of the site is owned by the Council and they have formed a delivery partnership with Cala Homes to bring the development forward.
- 3.5 The detail of the Desborough, Harvest Hill Road, South West Maidenhead site will not be known until there is a detailed planning application, however the modelling has been updated, based on the most recent information so as to properly represent this site (including the housing mix used is as provided by the developer of the majority of the site). Typologies 24 and 25 have been removed.
- 3.6 Those sites of over 300 units are taken to be Strategic Sites. In line with the PPG the following Strategic Sites are modelled individually:

Table 3.2 Strategic Sites				
		ha	Units	Units/ha
AL13	Desborough, Harvest Hill Road, South West Maidenhead (including the Golf course and sites south of Harvest Hill Rd)	89.93	2,600	28.91138
AL9	St Cloud Way, Maidenhead	2.52	550	218.254
AL1	Nicholsons Way	2.31	500	216.619
AL21	Land west of Windsor, north and south of A308, Windsor	22.76	450	19.77153
AL10	Stafferton Way Retail Park, Maidenhead	1.89	350	185.1852

- 3.7 Whilst the York Road site is a Strategic Site, it is largely consented (and under construction) so is not modelled.
- 3.8 The Council's Infrastructure Delivery Plan is still a working document so the site specific infrastructure requirements for these sites are yet to be assessed. The exception is for the Desborough Site which has a current strategic infrastructure and mitigation cost of £32,064,000 (£12,300/unit) which is used in the base modelling. It is important to note that, at the time of this note, the Council is continuing to work on the IDP and that this figure may be subject to change, a range of higher requirements have also been tested. On the other sites (strategic and typologies) the base assumption of £2,500/unit is used (in line with the wider modelling), although a range of higher requirements are also tested pending the completion of the IDP.

3.9 It is timely to note that the earlier viability work referred to the Maidenhead Area Action Plan Area (Maidenhead AAP). This area has been redefined at the Maidenhead Town Centre Strategic Area (Maidenhead TCSA).

Figure 3.1 Maidenhead Town Centre Strategic Area



Source: RBWM (October 2019)





4. New Policy Requirements

- 4.1 The Council is intending to propose to the Inspector that changes be made to a number of its policy requirements over and above those summarised in Chapter 8 of the 2017 Viability Update. We have reviewed the proposed policy changes, (dated 14th September 2019), that impact on viability over and above those impacts considered in the 2017 Viability Update. Some of these may be subject to further alterations, although these are expected to be drafting changes rather than material policy changes.

Policy QP1 – Sustainability and placemaking

- 4.2 This policy updates SP3 that was tested in the earlier work. The requirement is for sites bringing forward developments of 100 or more units and for the larger mixed use floorspace, to be in conformity with the adopted stakeholder masterplan for the site. In this context the *‘stakeholder masterplans will have been collaboratively prepared by the Council in conjunction with stakeholders, including the community, land owners and statutory bodies and other interested parties. Such plans will be focussed on creating beautiful and successfully functioning places in that location’*.

- 4.3 This is a process led by the Council, and these will not add extra costs or requirements to the development, over and above those already reflected in the base assumptions⁵.

Policy QP1a: Placemaking Principles for South West Strategic Area

- 4.4 This is a new policy relating the South West Maidenhead site. In the earlier work this site was subject to high level testing as an option as the Golf Club. Further information is now available, and the details of the site have been refined (and it is now substantially larger). The site is tested as a Strategic Site.

Policy HO2 – Housing Mix and Type

- 4.5 This policy has been updated, now referring to the housing mix in the 2016 SHMA⁶. The modelling has been updated to be consistent with this.

⁵ In the 2017 Viability Update this was reflected in the appraisals by increasing the professional fees from 10% to 11% on residential schemes and 8% to 9% on non-residential schemes.

⁶ Berkshire (including South Bucks) Strategic Housing Market Assessment. Berkshire Authorities and Thames Valley Berkshire Local Enterprise Partnership. Final Report (GL Hearn, February 2016)

Table 4.1 Recommended Housing Mix		
	Market Housing	Affordable Housing
1 Bed	5-10%	35-40%
2 Bed	25-30%	25-30%
3 Bed	40-45%	25-30%
4 Bed	20-25%	5-10%

Source: Paragraphs 8.29 and 8.33 Berkshire (including South Bucks) Strategic Housing Market Assessment. **Berkshire Authorities and Thames Valley Berkshire Local Enterprise Partnership**. Final Report (GL Hearn, February 2016)

- 4.6 As before, it is not the Council's practice to require this mix of housing on each and every scheme, rather to seek to balance the mix of housing over the longer term. It is accepted that flatted units, for example in central Maidenhead, will be smaller than schemes on greenfield sites where more of the housing will be larger family housing.
- 4.7 The policy goes on to require that housing is adaptable to changing life circumstances and that for proposals of 20 or more dwellings, 5% of the dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2).
- 4.8 This aspect of the modelling has been updated. The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4⁷) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)⁸, reflect accessibility as follows:
- Category 1 – Dwellings which provide reasonable accessibility
 - Category 2 – Dwellings which provide enhanced accessibility and adaptability
 - Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair.
- 4.9 The cost of a wheelchair adaptable dwelling based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling⁹. The cost of Category 2 is taken to be £521¹⁰ (this compares with the £1,097 cost for the Lifetime Homes Standard).
- 4.10 In the earlier work the provision of Self Build plots was not anticipated to be included in the Plan, although a policy requirement was tested to inform the plan making process. Now proposals on some sites that include 20 or more housing units (excluding houses provided as

⁷ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

⁸

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

⁹ Paragraph 153 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

¹⁰ Paragraph 157 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

affordable homes), are required to include 5% of the proposed dwelling numbers as fully serviced plots for custom and self-build.

4.11 This requirement is reconsidered.

Policy HO3 – Affordable Housing

4.12 This policy has been redrafted. In the 2017 Viability Update the following requirement was tested:

Affordable housing units will be sought on sites of 0.5Ha or over, or schemes proposing 15 or more net additional dwellings subject to the minimum requirement of 30%. The tenure, size and type will be negotiated on a site by site basis, having regard to housing needs, site specifics and other factors: ...

4.13 This policy now requires:

The Council will require all developments for 10 dwellings gross, or more than 1,000 sqm of residential floorspace, to provide on-site affordable housing in accordance with the following:

- a) On greenfield sites (or sites last used for Class B business use or a similar sui generis employment-generating use) providing up to 500 dwellings gross - At least 40% of the total number of units proposed on the site;*
- b) On all other sites, (including those over 500 dwellings) – At least 30% of the total number of units.*

Within designated rural areas, the Council will require at least 40% affordable housing from all developments of between 5 and 9 dwellings.

4.14 The policy goes on to set out that the affordable housing size and tenure mix shall be provided in accordance with the Berkshire Strategic Housing Market Assessment 2016, or subsequent affordable housing needs evidence. This currently suggests a split of 45% Social Rent, 35% Affordable Rent and 20% intermediate tenure overall. The modelling has been updated to reflect this mix.

4.15 In addition to the changes in the Plan, there are two particular policy changes that are material to viability. CIL has been increased through indexation and the Government has announced changes around net increases in biodiversity, both of these are discussed below.

Indexation of CIL

4.16 The Council has adopted CIL as set out in the following table. These rates are subject to indexation.

Development Type	CIL Charging Zone	Rate (per square metre)	
		Adopted Rate	2019 Indexed Rate
Residential including retirement (C3) and extra care homes (including C2)*	Maidenhead town centre (AAP area)	£0.00	£0.00
	Maidenhead urban area	£100.00	£117.78
	Rest of the Borough	£240.00	£282.67
Retail	Borough Wide Retail Warehouses**	£100.00	£117.78
	Borough Wide Other Retail	£0.00	£0.00
Offices	Borough Wide	£0.00	£0.00
All other uses		£0.00	£0.00

* For the avoidance of doubt this development type includes sheltered housing, retirement housing, extra care homes and residential care accommodation. ** Retail warehouses are large stores specialising in the sale of comparison goods, DIY items and other ranges of goods catering mainly for car borne customers.

Source: RBWM CIL Charging Schedule (September 2016)

Climate Change and Zero Carbon

4.17 As this note was being completed (early October 2019), the Government launched a Consultation on ‘The Future Homes Standard’¹¹. This is linked to achieving the ‘net zero’ greenhouse gas emissions by 2050. This Government announcement coincided with a decision by the Council to explore their own policy in this regard. At this stage a policy has not been drafted but is likely to include provisions to encourage (rather than prescribe) all or some of the following:

- a. Sustainable design to minimise energy usage, including use of natural means of providing for cooling, heating and lighting;
- b. Use of renewable energy technologies;
- c. Using sustainable construction methods, including utilisation of existing mineral resources on site;
- d. Providing generous blue/green infrastructure;
- e. Providing, supporting and linking into sustainable transport measures and encouraging significant reduction in car use;
- f. Minimising waste, including reusing material derived from excavation and demolition;
- g. Reducing water use;
- h. Measures to encourage sustainable lifestyles;
- i. All new developments will be expected to be climate change resilient- especially in relation to flood risk and heat stress.

¹¹ https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

4.18 There are a wide range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction. The extent of the costs will depend on the specific changes made and are considered in Chapter 3 of the Government consultation¹²:

3.9. *Following discussion with our technical working group and assessment of the modelling analysis, two options for the 2020 CO₂ and primary energy targets are proposed for consultation. The options below are presented in terms of CO₂ reduction to aid comparison with current standards. We plan to use either option 1 or option 2 as the basis of the new primary energy and CO₂ targets for new dwellings, with option 2 as the government's preferred option:*

a. **Option 1 - 'Future Homes Fabric'**. This would be a 20% reduction²⁵ in CO₂ from new dwellings, compared to the current standards. This performance standard is based on the energy and carbon performance of a home with:

- i. Very high fabric standards to minimise heat loss from windows, walls, floors and roofs (typically with triple glazing). This would be the same fabric requirement as we currently anticipate for the Future Homes Standard
- ii. A gas boiler
- iii. A waste water heat recovery system

This would add £2557 to the build-cost of a new home and would save households £59 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

b. **Option 2 - 'Fabric plus technology'**. This would be a 31% reduction²⁶ in CO₂ from new dwellings, compared to the current standards. This option is likely to encourage the use of low-carbon heating and/or renewables. The performance standard is based on the energy and carbon performance of a home with:

- i. an increase in fabric standards (but not as high an increase as in Option 1, likely to have double rather than triple glazing)
- ii. a gas boiler
- iii. a waste water heat recovery system.
- iv. iv. Photovoltaic panels

Meeting the same specification would add £4847 to the build-cost of a new home and would save households £257 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

3.10. *The option 2 specification would give a CO₂ saving of only 22% for flats due to the standard including solar panels and flats having a smaller roof area per home. The additional cost per flat is also less at £2256.*

3.11. *In practice, we expect that some developers would choose less costly ways of meeting the option 2 standard, such as putting in low-carbon heating now. This would cost less than the full specification, at £3134 for a semi-detached house.*

4.19 Very approximately, Option 1 would add about 1% to the base cost of construction, and Option 2 would add about 2% to the base cost of construction.

¹² 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 (MHCLG, October 2019)

- 4.20 The above relates to residential development. The performance of non-residential development is normally assessed using the BREEAM system¹³. The additional cost of building to BREEAM Very Good standard is negligible as outlined in research¹⁴ by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme with offices being a little under 2%. It is assumed that new non-residential development will be to BREEAM Excellent and this increases the construction costs by 2% or so.
- 4.21 As neither the outcome of the Government's consultation, nor the details of the Council's specific policy aims are known, rather than test a specific cost, a range of cost change scenarios have been tested.
- 4.22 It is timely to note that building to higher standards that result in lower running costs does result in higher values¹⁵.

Biodiversity

- 4.23 In March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation, the Chancellor confirmed in the Spring Statement¹⁶ that the Government will use the forthcoming Environment Bill to mandate 'biodiversity net gain'.
- 4.24 At this stage no firm details have been published, however biodiversity net gain requires developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were before the development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.
- 4.25 Green improvements on site would be encouraged, but in the rare circumstances where they are not possible, developers will need to pay for habitat creation or improvement elsewhere.
- 4.26 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans that use more locally appropriate, native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the

¹³ Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

¹⁴ *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014

¹⁵ See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013)

¹⁶ <https://www.gov.uk/government/news/spring-statement-2019-what-you-need-to-know>

base line 'pre-development' situation, as a survey will need to be carried out. On a small site this is likely to be a few thousand pounds, but on a large complex site this could be more.

- 4.27 In Chapter 7 of the *2017 Local Plan Viability Update* the main development cost assumptions were set out and these included an allowance for fees. Having considered this policy (and the other policies) the 10% assumption for fees is considered adequate.
- 4.28 In this context there are numerous policy requirements through the Plan. *Policy NR2 – Nature conservation & biodiversity* now includes biodiversity and captures the above requirements.
- 4.29 In addition, the Council is in the process of preparing a new *Green and Blue Infrastructure SPD* that will set out specific requirements. The principle impact is likely to be in terms of the net development area and site densities. It is assumed that that accommodation planned for the allocations is consistent with the requirements of the *Green and Blue Infrastructure SPD* as and when it is completed.
- 4.30 *Policy QP2 – Green and Blue Infrastructure* now requires that '*development proposals will be expected pay particular attention to the provision of blue infrastructure in their proposals. This could include (but is not limited to) improving and restoring the quality and quantity of existing natural water features, as well as introducing man-made features such as fountains, rills and SUDs*'. The site cost assumption is adequate to allow for this. It is understood that this policy does not require the use of specific solutions (for example green roofs and the like) and that a wide range of solutions are to be considered.
- 4.31 Considering green roofs specifically, these would be an additional cost over and above a conventional roof, although the costs can be off set, at least in part, through savings in the provision of SUDS. There are few published costs for green roofs due to the huge range in specifications, however it is estimated that the additional cost of roofing is about £85/m². The additional cost for a whole building would depend on the number of floors so on a three storey building the inclusion of a green roof would add a little over 1% to the base cost of construction, on a two storey building the inclusion of a green roof would add a little less than 3% to the base cost of construction.
- 4.32 As there are a very wide range of possible solutions, rather than apply this additional cost to the appraisals, a range of cost change scenarios have been tested.



5. Updated Analysis

- 5.1 This section updates the key analysis in Chapter 10 of the 2017 Viability Update. As in the 2017 Viability Update, the results of the appraisals do not, in themselves, determine policy (or set CIL). The results of this study are one of several factors that the Council will consider, including the need for infrastructure, and other available evidence, such as the Council's track record in delivering affordable housing and collecting payments under s106. The purpose of the appraisals is to provide an indication of the viability in different areas under different scenarios.
- 5.2 The appraisals use the residual valuation approach – that is, they are designed to assess the value of the site after considering the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The Residual Land Value (RLV) would represent the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the Existing Use Value (EUV) by a satisfactory margin.
- 5.3 To assist the Council, we have run several sets of appraisals, in particular testing the impact of varied developer contributions, varied affordable housing mix and the use of different levels of developer's return. In addition, sensitivity testing around the impact on changes in prices and costs are carried out.
- 5.4 For each development type we have calculated the Residual Value. In the tables in this chapter we have colour coded the results using a traffic light system:
- a. **Green Viable** – where the Residual Value per hectare exceeds the indicative Benchmark Land Value) BLV per hectare (being the EUV plus the appropriate uplift to provide a competitive return for the landowner)¹⁷.
 - b. **Amber Marginal** – where the Residual Value per hectare exceeds the EUV, but not BLV per hectare. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
 - c. **Red Non-viable** – where the Residual Value does not exceed the EUV.
- 5.5 The results are set out and presented for each site and per gross hectare to allow comparison between sites.
- 5.6 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is

¹⁷ The earlier reports refer to the Viability Threshold. The terms BLV and Viability Threshold are interchangeable and have the same meaning. BLV is used here.

happening on the ground in terms of development, and what planning applications are being determined – and on what basis.

Financial appraisal approach and assumptions

- 5.7 Based on the assumptions set out above, we have updated the financial appraisals. In summary the following changes have been made:
- a. The appraisals are disaggregated into the Strategic Sites, the Maidenhead built up area and the remaining area (to fit with the policy / CIL Zones).
 - b. The value assumptions have not been changed, with the exception of the central flatted development in Maidenhead where £5,270/m² is now used (although these prices are substantially less than those anticipated by the Council from its own developments).
 - c. The base construction costs have been updated to the up-to-date median BCIS cost. The higher format flatted development in Maidenhead uses the Lower Quartile cost.
 - d. CIL has been indexed to the current rates, the s106 assumption of £2,500/m² is used across the sites, with the exception of Desborough, Harvest Hill Road, South West Maidenhead site where £32,064,000 (£12,300/unit) is used.
 - e. The housing mix has been adjusted to be in line with the 2016 SHMA (the main change is an increase in the number of larger market units and an increase in the number of smaller affordable units).
 - f. The new affordable housing policy has been modelled, including the inclusion of 45% Social Rent in the tenure mix.
 - g. The requirements for accessible and adaptable standards are included.
 - h. The developer's return has been adjusted in line with the updated PPG.
- 5.8 The following analysis is based on the full 'policy on' scenario based on the emerging Plan as at 14th September 2019.

Table 5.1a Residential Development – Residual Values

Full Policy Requirements

Elswhere					Area (ha)	Units	Residual Value (£)		
							Gross ha	Net ha	Site
Site 2	Large Green 500	Elsewhere	Green	Agricultural	20.75	13.16	1,108,254	1,747,497	22,993,382
Site 3	Large Green 150	Elsewhere	Green	Agricultural	6.03	3.75	1,232,930	1,982,223	7,433,336
Site 4	Large Green 30	Elsewhere	Green	Agricultural	1.33	1.00	1,297,543	1,730,058	1,730,058
Site 5	Large Brown 250	Elsewhere	Brown	Industrial	4.81	3.85	2,433,613	3,042,017	11,700,064
Site 6	Large Brown 150	Elsewhere	Brown	Industrial	6.08	3.75	1,204,608	1,954,646	7,329,922
Site 7	Large Brown 70	Elsewhere	Brown	Industrial	2.93	1.84	1,249,911	1,990,995	3,667,622
Site 8	Large Brown 25	Elsewhere	Brown	Industrial	1.05	0.66	1,358,620	2,175,574	1,431,299
Site 9	Brown 60	South	Brown	Industrial	1.42	0.92	3,286,578	5,056,274	4,667,330
Site 10	Brown 20	South	Brown	Industrial	0.41	0.31	3,772,811	5,030,415	1,547,820
Site 13	Green 12	Elsewhere	Green	Paddock	0.38	0.38	2,853,155	2,853,155	1,069,933
Site 14	Green 7	Elsewhere	Green	Paddock	0.22	0.22	2,782,275	2,782,275	608,623
Site 15	Green 5	Elsewhere	Green	Paddock	0.16	0.16	2,526,388	2,526,388	394,748
Site 16	Green 3	Elsewhere	Green	Paddock	0.10	0.10	4,741,003	4,741,003	474,100
Site 17	Brown 12	Elsewhere	Brown	Industrial	0.30	0.30	2,127,893	2,127,893	638,368
Site 18	Brown 7	Elsewhere	Brown	Industrial	0.16	0.16	4,303,062	4,303,062	669,365
Site 19	Brown 5	Elsewhere	Brown	Industrial	0.08	0.08	5,052,267	5,052,267	421,022
Site 20	Brown 2	Elsewhere	Brown	Industrial	0.05	0.05	5,661,348	5,661,348	283,067
Site 21	Brown 12	South	Brown	Industrial	0.30	0.30	3,133,972	3,133,972	940,192
Site 22	Brown 7	South	Brown	Industrial	0.16	0.16	5,942,704	5,942,704	924,421
Site 23	Brown 5	South	Brown	Industrial	0.08	0.08	1,691,843	1,691,843	140,987

Source: September 2019

Table 5.1b Residential Development – Residual Values

Full Policy Requirements

		Maidenhead				Area (ha)		Units	Residual Value (£)			
						Gross	Net		Gross ha	Net ha	Site	
Site 5	Large Brown 250	Maidenhead	Brown	Industrial	4.81	3.85	250	2,911,437	3,639,296	13,997,292		
Site 6	Large Brown 150	Maidenhead	Brown	Industrial	6.08	3.75	150	1,437,190	2,332,042	8,745,159		
Site 7	Large Brown 70	Maidenhead	Brown	Industrial	2.93	1.84	70	1,483,308	2,362,774	4,352,478		
Site 8	Large Brown 25	Maidenhead	Brown	Industrial	1.05	0.66	25	1,604,866	2,569,890	1,690,717		
Site 11	High Flats 150	Maidenhead TCOSA	Brown	Mixed	0.60	0.60	150	10,801,122	10,801,122	6,480,673		
Site 12	Flats 70	Maidenhead TCOSA	Brown	Mixed	0.47	0.47	70	5,593,004	5,593,004	2,610,069		
Site 17	Brown 12	Maidenhead	Brown	Industrial	0.30	0.30	12	2,503,820	2,503,820	751,146		
Site 18	Brown 7	Maidenhead	Brown	Industrial	0.16	0.16	7	4,927,924	4,927,924	766,566		
Site 19	Brown 5	Maidenhead	Brown	Industrial	0.08	0.08	5	5,864,941	5,864,941	488,745		
Site 20	Brown 2	Maidenhead	Brown	Industrial	0.05	0.05	2	6,546,689	6,546,689	327,334		
		Strategic Sites										
Site 1	Desborough	Maidenhead	Green	Mixed	89.93	29.31	2600	695,388	2,133,615	62,536,248		
Site 2	St Cloud Way	Maidenhead TCOSA	Brown	Mixed	2.52	2.00	550	9,813,984	12,365,620	24,731,240		
Site 3	Nicholsons Way	Maidenhead TCOSA	Brown	Mixed	2.31	2.00	500	9,840,085	11,365,298	22,730,596		
Site 4	Stafferton Way	Maidenhead TCOSA	Brown	Retail Park	1.89	1.49	350	8,563,150	10,866,637	16,184,353		
Site 5	W of Windsor	Windsor	Green	Agricultural	22.76	15.00	450	1,041,251	1,579,925	23,698,878		

Source: September 2019



- 5.9 The results (the Residual Value) vary across the modelled sites, although this is largely due to the different assumptions around the nature of the sites. The Residual Value is not a good indication of viability by itself, being the maximum price a developer may bid for a parcel of land and still make an adequate return (competitive return). The additional costs associated with brownfield sites result in lower values, although the lower rates of CIL in Maidenhead lead to higher Residual Values within the town's built up area.
- 5.10 In the following table, we have compared the Residual Value with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide a premium for the willing landowner to induce them to sell the land for development¹⁸.

¹⁸ Paragraph 0-016-20190509 of the PPG defines the 'premium as follows:

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Table 5.2a Residential Development – Residual Values Compared to Viability (£/ha)					
Whole Borough – Excluding Maidenhead Built Up Area and Strategic Sites					
			EUV	BLV	Residual Value
Site 2	Large Green 500	Elsewhere	25,000	430,000	1,108,254
Site 3	Large Green 150	Elsewhere	25,000	430,000	1,232,930
Site 4	Large Green 30	Elsewhere	25,000	430,000	1,297,543
Site 5	Large Brown 250	Elsewhere	1,100,000	1,320,000	2,433,613
Site 6	Large Brown 150	Elsewhere	1,100,000	1,320,000	1,204,608
Site 7	Large Brown 70	Elsewhere	1,100,000	1,320,000	1,249,911
Site 8	Large Brown 25	Elsewhere	1,100,000	1,320,000	1,358,620
Site 9	Brown 60	South	1,100,000	1,320,000	3,286,578
Site 10	Brown 20	South	1,100,000	1,320,000	3,772,811
Site 13	Green 12	Elsewhere	100,000	520,000	2,853,155
Site 14	Green 7	Elsewhere	100,000	520,000	2,782,275
Site 15	Green 5	Elsewhere	100,000	520,000	2,526,388
Site 16	Green 3	Elsewhere	100,000	520,000	4,741,003
Site 17	Brown 12	Elsewhere	1,100,000	1,320,000	2,127,893
Site 18	Brown 7	Elsewhere	1,100,000	1,320,000	4,303,062
Site 19	Brown 5	Elsewhere	1,100,000	1,320,000	5,052,267
Site 20	Brown 2	Elsewhere	1,100,000	1,320,000	5,661,348
Site 21	Brown 12	South	1,100,000	1,320,000	3,133,972
Site 22	Brown 7	South	1,100,000	1,320,000	5,942,704
Site 23	Brown 5	South	1,100,000	1,320,000	1,691,843

Source: September 2019

- 5.11 This is the area where the new 40% affordable housing requirement applies to greenfield sites. This is also the area where the £282.67/m² rate of CIL applies to all sites, this level of CIL equates to about £28,000 per market house (assuming a typical unit size of about 100m²). Across the sites beyond the Maidenhead Built Up Area and the Strategic Sites most sites are viable, with the Residual Values exceeding the BLV by a significant margin. The exception to this is the larger brownfield sites in the northern parts of the Borough. The following sites fall into this category.

Minton Place, Victoria St, Windsor	100 units
Gasholder Station, Whyteladyes Lane, Cookham	50 units
King Edward VII Hospital, Windsor	47 units

- 5.12 Together these sites total less than 200 units and less than 2.5% of the proposed (8,165) allocations, so their failure to come forward would be unlikely to undermine the delivery of the Plan as a whole. The Council should be cautious about relying on these sites to deliver the

housing requirement, in the short term, unless there is evidence that they are coming forward (for example there is a recent planning consent, or appropriate confirmation from the site promoters).

Table 5.2b Residential Development – Residual Values Compared to Viability (£/ha)					
Maidenhead Built Up Area					
			EUV	BLV	Residual Value
Site 5	Large Brown 250	Maidenhead	1,100,000	1,320,000	2,911,437
Site 6	Large Brown 150	Maidenhead	1,100,000	1,320,000	1,437,190
Site 7	Large Brown 70	Maidenhead	1,100,000	1,320,000	1,483,308
Site 8	Large Brown 25	Maidenhead	1,100,000	1,320,000	1,604,866
Site 11	High Flats 150	Maidenhead TCSA	8,000,000	9,600,000	10,801,122
Site 12	Flats 70	Maidenhead TCSA	8,000,000	9,600,000	5,593,004
Site 17	Brown 12	Maidenhead	1,100,000	1,320,000	2,503,820
Site 18	Brown 7	Maidenhead	1,100,000	1,320,000	4,927,924
Site 19	Brown 5	Maidenhead	1,100,000	1,320,000	5,864,941
Site 20	Brown 2	Maidenhead	1,100,000	1,320,000	6,546,689

Source: September 2019

- 5.13 Within Maidenhead all the typologies are shown as deliverable so the Council can have confidence that they will be forthcoming. The exception is the 70 unit flatted scheme modelled in Central Maidenhead. This result is consistent with the results set out in the previous studies, however such sites are coming forward under a range of models, including under Build to Rent and / or on land that is controlled by the Council. In this context it is important to note that the analysis is based on the average value for flatted development within Maidenhead. This is a little less than the 25% that the Council is anticipating on the schemes that it is bringing forward itself.
- 5.14 As with the larger brownfield sites in the wider RBWM area, the Council should be cautious about relying on sites similar to this typology to deliver the housing requirement, in the short term, unless there is evidence that they are coming forward (for example there is a recent planning consent or a commitment from the landowner).

Table 5.2c Residential Development – Residual Values Compared to Viability (£/ha)					
Strategic Sites					
			EUV	BLV	Residual Value
Site 1	Desborough	South West Maidenhead	100,000	520,000	695,388
Site 2	St Cloud Way	Maidenhead TCSA	8,000,000	9,600,000	9,813,984
Site 3	Nicholsons Way	Maidenhead TCSA	8,000,000	9,600,000	9,840,085
Site 4	Stafferton Way	Maidenhead TCSA	8,000,000	9,600,000	8,563,150
Site 5	W of Windsor	Windsor	25,000	430,000	1,041,251

Source: September 2019

- 5.15 These results on the Strategic Sites are consistent with the wider analysis. The five sites are shown as deliverable so the Council can have confidence that they will be forthcoming. The exception is the Stafferton Way site where the Residual Value is very substantial at over £8,500,000/ha, being above the EUV but less than the BLV. As set out above, such sites are coming forward under a range of models, including under Build to Rent and / or on land that is either owned or controlled by the Council. In this context it is important to note that the analysis is based on the average value for flatted development within Maidenhead. This is a little less than the 25% that the Council is anticipating on the schemes that it is bringing forward itself.
- 5.16 It is recommended that the Council engages directly with the owners of Stafferton Way site before relying on it to deliver the housing requirement, in the short term, unless there is evidence that they are coming forward.
- 5.17 This opportunity is taken to stress that there is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that the Council continue to engage with the owners of these sites in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

- 5.18 In this context we particularly highlight paragraph 10-006 of the updated PPG:

... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....

PPG 10-006-20180724

Affordable Housing Tenure

- 5.19 The Council has now specified a preferred tenure mix of 20% Intermediate Housing, 35% Affordable Rent and 45% Social Rent. In the 2017 Viability Update it was assumed that affordable housing would be delivered as Affordable Rent rather than the lower value Social Rent.
- 5.20 The following table shows the appraisal results for a range of tenure mixes.

Table 5.3 Residential Development – Residual Values Compared to Viability (£/ha)
Affordable Housing Mixes

Elswhere	Tenure	EUV	BLV	Residual Value				20%	20%	20%	20%
				100%	0%	0%	0%				
	Intermediate Housing	0	0	100%	0%	0%	0%	0%	0%	0%	
	Affordable Rent	0	0	0%	100%	0%	0%	0%	0%	0%	
	Social Rent	0	0	0%	0%	100%	0%	0%	0%	0%	
Site 2	Large Green 500	25,000	430,000	1,679,093	1,071,595	883,060	1,193,094	1,155,387	1,117,681	1,079,974	
Site 3	Large Green 150	25,000	430,000	1,845,199	1,193,611	991,397	1,323,926	1,283,484	1,243,041	1,202,598	
Site 4	Large Green 30	25,000	430,000	1,906,297	1,258,449	1,057,393	1,388,019	1,347,807	1,307,596	1,267,385	
Site 5	Large Brown 250	1,100,000	1,320,000	3,318,435	2,386,772	2,076,792	2,573,104	2,511,108	2,449,112	2,387,116	
Site 6	Large Brown 150	1,100,000	1,320,000	1,634,961	1,181,826	1,031,060	1,272,453	1,242,300	1,212,147	1,181,994	
Site 7	Large Brown 70	1,100,000	1,320,000	1,682,047	1,227,035	1,075,644	1,318,037	1,287,759	1,257,481	1,227,203	
Site 8	Large Brown 25	1,100,000	1,320,000	1,782,552	1,336,177	1,187,660	1,425,452	1,395,749	1,366,046	1,336,342	
Site 9	Brown 60	1,100,000	1,320,000	4,272,529	3,193,908	2,920,455	3,409,632	3,354,942	3,300,251	3,245,560	
Site 10	Brown 20	1,100,000	1,320,000	4,921,183	3,664,875	3,346,374	3,916,136	3,852,436	3,788,736	3,725,036	
Site 13	Green 12	100,000	520,000	3,855,924	2,758,904	2,480,786	2,978,308	2,922,684	2,867,061	2,811,437	
Site 14	Green 7	100,000	520,000	3,775,405	2,688,930	2,413,485	2,906,225	2,851,136	2,796,047	2,740,958	
Site 15	Green 5	100,000	520,000	3,525,513	2,432,480	2,155,373	2,651,087	2,595,665	2,540,244	2,484,822	
Site 16	Green 3	100,000	520,000	4,741,003	4,741,003	4,741,003	4,741,003	4,741,003	4,741,003	4,741,003	
Site 17	Brown 12	1,100,000	1,320,000	2,900,574	2,086,988	1,816,294	2,249,705	2,195,566	2,141,427	2,087,289	
Site 18	Brown 7	1,100,000	1,320,000	4,303,062	4,303,062	4,303,062	4,303,062	4,303,062	4,303,062	4,303,062	
Site 19	Brown 5	1,100,000	1,320,000	5,052,267	5,052,267	5,052,267	5,052,267	5,052,267	5,052,267	5,052,267	
Site 20	Brown 2	1,100,000	1,320,000	5,661,348	5,661,348	5,661,348	5,661,348	5,661,348	5,661,348	5,661,348	
Site 21	Brown 12	1,100,000	1,320,000	4,221,774	3,031,729	2,730,028	3,269,398	3,209,398	3,149,058	3,088,717	
Site 22	Brown 7	1,100,000	1,320,000	5,942,704	5,942,704	5,942,704	5,942,704	5,942,704	5,942,704	5,942,704	
Site 23	Brown 5	1,100,000	1,320,000	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	
	Maidenhead										
	Intermediate Housing			100%	0%	0%	0%	0%	0%	0%	
	Affordable Rent			0%	100%	0%	0%	0%	0%	0%	
	Social Rent			0%	0%	100%	0%	0%	0%	0%	
Site 5	Large Brown 250	1,100,000	1,320,000	3,796,258	2,864,595	2,554,615	3,050,928	2,988,932	2,926,936	2,864,940	
Site 6	Large Brown 150	1,100,000	1,320,000	1,867,543	1,414,408	1,263,642	1,505,035	1,474,882	1,444,729	1,414,575	
Site 7	Large Brown 70	1,100,000	1,320,000	1,915,444	1,460,431	1,309,040	1,551,433	1,521,155	1,490,877	1,460,599	
Site 8	Large Brown 25	1,100,000	1,320,000	2,028,798	1,582,423	1,433,906	1,671,698	1,641,995	1,612,291	1,582,588	
Site 11	High Flats 150	8,000,000	9,600,000	15,420,838	10,424,266	9,041,026	11,423,581	11,146,932	10,870,284	10,593,636	
Site 12	Flats 70	8,000,000	9,600,000	8,324,559	5,370,176	4,552,290	5,961,052	5,797,475	5,633,898	5,470,321	
Site 17	Brown 12	1,100,000	1,320,000	3,276,501	2,462,915	2,192,221	2,625,632	2,571,493	2,517,355	2,463,216	
Site 18	Brown 7	1,100,000	1,320,000	4,927,924	4,927,924	4,927,924	4,927,924	4,927,924	4,927,924	4,927,924	
Site 19	Brown 5	1,100,000	1,320,000	5,864,941	5,864,941	5,864,941	5,864,941	5,864,941	5,864,941	5,864,941	
Site 20	Brown 2	1,100,000	1,320,000	6,546,689	6,546,689	6,546,689	6,546,689	6,546,689	6,546,689	6,546,689	
	Strategic Sites										
	Intermediate Housing			100%	0%	0%	0%	0%	0%	0%	
	Affordable Rent			0%	100%	0%	0%	0%	0%	0%	
	Social Rent			0%	0%	100%	0%	0%	0%	0%	
Site 1	Desborough	100,000	520,000	1,094,493	674,238	532,593	758,373	730,380	702,386	674,393	
Site 2	St. Cloud Way	8,000,000	9,600,000	13,538,636	9,510,143	8,394,904	10,315,842	10,092,794	9,869,746	9,646,698	
Site 3	Nicholsons Way	8,000,000	9,600,000	13,579,858	9,535,010	8,415,243	10,343,980	10,120,026	9,896,073	9,672,120	
Site 4	Stafferton Way	8,000,000	9,600,000	11,845,269	8,295,409	7,312,673	9,005,381	8,808,834	8,612,286	8,415,739	
Site 5	W of Windsor	25,000	430,000	1,515,381	1,010,803	853,155	1,111,718	1,080,400	1,049,081	1,017,762	

Source: September 2019

5.21 As in the 2017 Viability Update, changes to the affordable housing tenure mix do have an impact of viability due to the different values of affordable products in different tenures. Whilst the proposed mix (including 45% Social Rent) is generally deliverable, if viability is considered at the development management stage, a possible route to improving viability may be to alter



the tenure mix, rather than the quantum of affordable housing. Such an approach may assist with the delivery of the larger brownfield sites in the northern parts of the Borough mentioned earlier in this chapter.

Developer Contributions

- 5.22 The above analysis is based on the current rates of CIL and a base s106 assumption of £2,500/unit, with the exception of Desborough, Harvest Hill Road, South West Maidenhead site, where £32,064,000 (£12,300/unit) is used.
- 5.23 At the time of this report the Council is still working on the Infrastructure Delivery Plan (IDP) so the site-specific infrastructure payments are not yet known for the Strategic Sites, beyond Desborough, Harvest Hill Road, South West Maidenhead site where £32,064,000 (£12,300/unit) is used.
- 5.24 In the following table the s106 payment is varied from £0 per unit to £30,000 per unit. All other policy requirements are assumed to apply.

Table 5.4 Residential Development – Residual Values Compared to Viability (£/ha)

Elsewhere		EUV	BLV	Residual Value	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000
Site 2	Large Green 500	Elsewhere	430,000	1,159,404	1,057,104	954,805	852,506	750,207	647,908	545,303	430,000
Site 3	Large Green 150	Elsewhere	430,000	1,289,327	1,176,533	1,063,740	950,946	838,153	725,359	612,565	430,000
Site 4	Large Green 30	Elsewhere	430,000	1,351,431	1,243,656	1,135,880	1,028,105	920,329	812,554	704,778	430,000
Site 5	Large Brown 250	Elsewhere	1,320,000	2,548,925	2,318,302	2,087,678	1,857,054	1,626,431	1,395,807	1,165,183	1,320,000
Site 6	Large Brown 150	Elsewhere	1,320,000	1,260,487	1,148,730	1,036,972	925,215	813,458	701,700	589,943	1,320,000
Site 7	Large Brown 70	Elsewhere	1,320,000	1,305,840	1,193,983	1,082,126	970,270	858,413	746,556	634,700	1,320,000
Site 8	Large Brown 25	Elsewhere	1,320,000	1,415,833	1,301,406	1,186,980	1,072,553	958,126	843,700	729,273	1,320,000
Site 9	Brown 60	South	1,320,000	3,386,122	3,187,034	2,987,947	2,788,859	2,589,771	2,390,683	2,191,595	1,320,000
Site 10	Brown 20	South	1,320,000	3,890,345	3,655,277	3,420,209	3,185,140	2,950,072	2,715,004	2,479,935	1,320,000
Site 13	Green 12	Elsewhere	520,000	2,931,341	2,774,968	2,618,596	2,462,223	2,305,850	2,149,477	1,993,104	520,000
Site 14	Green 7	Elsewhere	520,000	2,859,715	2,704,834	2,549,953	2,395,071	2,240,190	2,085,308	1,930,427	520,000
Site 15	Green 5	Elsewhere	520,000	2,604,364	2,448,413	2,292,463	2,136,513	1,980,563	1,824,612	1,668,662	520,000
Site 16	Green 3	Elsewhere	520,000	4,814,302	4,667,703	4,521,103	4,374,504	4,227,904	4,081,305	3,934,705	520,000
Site 17	Brown 12	Elsewhere	1,320,000	2,225,626	2,030,160	1,834,694	1,639,228	1,443,762	1,248,296	1,052,830	1,320,000
Site 18	Brown 7	Elsewhere	1,320,000	4,412,587	4,193,537	3,974,486	3,755,436	3,536,386	3,317,335	3,098,285	1,320,000
Site 19	Brown 5	Elsewhere	1,320,000	5,199,653	4,904,881	4,610,109	4,315,337	4,020,565	3,725,793	3,431,021	1,320,000
Site 20	Brown 2	Elsewhere	1,320,000	5,759,738	5,562,958	5,366,178	5,169,398	4,971,824	4,769,340	4,566,857	1,320,000
Site 21	Brown 12	South	1,320,000	3,231,705	3,036,239	2,840,773	2,645,307	2,449,841	2,254,375	2,058,909	1,320,000
Site 22	Brown 7	South	1,320,000	6,052,229	5,833,179	5,614,129	5,395,078	5,176,028	4,956,978	4,737,928	1,320,000
Site 23	Brown 5	South	1,320,000	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,320,000
Maidenhead											
Site 5	Large Brown 250	Elsewhere	1,320,000	3,026,749	2,796,125	2,565,501	2,334,878	2,104,254	1,873,631	1,643,007	1,320,000
Site 6	Large Brown 150	Elsewhere	1,320,000	1,493,069	1,381,312	1,269,554	1,157,797	1,046,039	934,282	822,525	1,320,000
Site 7	Large Brown 70	Elsewhere	1,320,000	1,539,236	1,427,379	1,315,523	1,203,666	1,091,809	979,953	868,096	1,320,000
Site 8	Large Brown 25	Elsewhere	1,320,000	1,662,079	1,547,652	1,433,226	1,318,799	1,204,372	1,089,946	975,519	1,320,000
Site 11	High Flats 150	Maidenhead TCSEA	9,600,000	11,409,644	10,192,601	8,975,557	7,758,513	6,541,470	5,324,426	4,107,383	9,600,000
Site 12	Flats 70	Maidenhead TCSEA	9,600,000	5,955,338	5,230,670	4,506,003	3,781,335	3,056,668	2,332,000	1,607,333	9,600,000
Site 17	Brown 12	Elsewhere	1,320,000	2,601,553	2,406,087	2,210,621	2,015,155	1,819,689	1,624,223	1,428,757	1,320,000
Site 18	Brown 7	Elsewhere	1,320,000	5,037,449	4,818,399	4,599,349	4,380,298	4,161,248	3,942,198	3,723,147	1,320,000
Site 19	Brown 5	Elsewhere	1,320,000	6,012,327	5,717,555	5,422,783	5,128,012	4,833,240	4,538,468	4,243,696	1,320,000
Site 20	Brown 2	Elsewhere	1,320,000	6,645,080	6,448,299	6,251,519	6,054,739	5,857,959	5,661,179	5,464,399	1,320,000
Strategic Sites											
Site 1	Desborough	Maidenhead	520,000	941,281	841,586	741,892	642,197	540,544	438,787	336,576	520,000
Site 2	St Cloud Way	Maidenhead TCSEA	9,600,000	10,307,966	9,320,002	8,332,038	7,344,073	6,356,109	5,368,145	4,380,181	9,600,000
Site 3	Nicholsons Way	Maidenhead TCSEA	9,600,000	10,336,158	9,344,012	8,351,865	7,359,719	6,367,573	5,375,427	4,383,281	9,600,000
Site 4	Stafferton Way	Maidenhead TCSEA	9,600,000	8,999,428	8,126,871	7,254,315	6,381,758	5,509,201	4,636,644	3,764,088	9,600,000
Site 5	W of Windsor	Windsor	430,000	1,083,594	998,908	913,422	827,071	740,721	654,371	568,020	430,000

Source: September 2019

5.25 It is anticipated that the majority of the infrastructure requirements will be met through CIL and that other than on the Desborough, Harvest Hill Road, South West Maidenhead site, s106 payments are unlikely to be more than a few thousand pounds.



- 5.26 This analysis shows that if the s106 costs are greater than the £2,500/unit assumption used in the base analysis then there is considerable scope for most of the sites to bear higher costs in this regard.

Developer's Return

- 5.27 As set out earlier in this note, the updated PPG now includes specific advice in relation to the approach taken to the assessment of the developer's return, saying that '*... For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.*'
- 5.28 In the 2017 Viability Update where the developer's return was taken to be 20% of GDV. In the above analysis, the model has been updated to assess the developer's return as 17.5% of GDV being the middle of the range suggested in the PPG. In the interests of transparency, a range of other scenarios have been tested, including a lower return (6%) on affordable housing.

Table 5.5 Residential Development – Residual Values Compared to Viability (£/ha)

Varied Developer's Return

Eisewhere	Return	EUV	BLV Residual Value			17.5%	17.5%	20.0%	20.0%
			15.0%	15.0%	6.0%				
	% Market Value								
	% Affordable Value								
Site 2	Large Green 500	25,000	430,000	1,328,835	1,245,160	1,215,172	1,108,254	1,101,510	971,348
Site 3	Large Green 150	25,000	430,000	1,464,609	1,377,490	1,345,918	1,232,547	1,225,479	1,087,928
Site 4	Large Green 30	25,000	430,000	1,541,534	1,449,725	1,416,137	1,297,543	1,289,336	1,144,380
Site 5	Large Brown 250	1,100,000	1,320,000	2,877,216	2,745,859	2,603,976	2,433,613	2,327,821	2,120,166
Site 6	Large Brown 150	1,100,000	1,320,000	1,422,035	1,357,752	1,287,979	1,204,608	1,152,505	1,051,010
Site 7	Large Brown 70	1,100,000	1,320,000	1,478,097	1,410,337	1,336,493	1,249,911	1,194,890	1,089,486
Site 8	Large Brown 25	1,100,000	1,320,000	1,597,060	1,529,343	1,445,146	1,358,620	1,293,232	1,187,179
Site 9	Brown 60	1,100,000	1,320,000	3,735,390	3,606,041	3,451,857	3,286,578	3,168,325	2,967,116
Site 10	Brown 20	1,100,000	1,320,000	4,299,216	4,147,426	3,966,765	3,772,811	3,634,313	3,396,623
Site 13	Green 12	100,000	520,000	3,233,747	3,098,758	3,025,641	2,853,155	2,817,534	2,607,551
Site 14	Green 7	100,000	520,000	3,168,470	3,035,476	2,952,211	2,782,275	2,735,953	2,529,074
Site 15	Green 5	100,000	520,000	2,918,927	2,783,938	2,698,874	2,526,388	2,478,822	2,268,839
Site 16	Green 3	100,000	520,000	5,084,834	4,741,003	4,741,003	4,741,003	4,397,171	4,397,171
Site 17	Brown 12	1,100,000	1,320,000	2,524,270	2,398,570	2,288,509	2,127,893	2,052,748	1,857,215
Site 18	Brown 7	1,100,000	1,320,000	4,696,460	4,696,460	4,303,062	4,303,062	3,909,664	3,909,664
Site 19	Brown 5	1,100,000	1,320,000	5,566,816	5,566,816	5,052,267	5,052,267	4,537,717	4,537,717
Site 20	Brown 2	1,100,000	1,320,000	6,221,151	6,221,151	5,661,348	5,661,348	5,101,545	5,101,545
Site 21	Brown 12	1,100,000	1,320,000	3,588,443	3,442,007	3,321,085	3,133,972	3,053,727	2,825,938
Site 22	Brown 7	1,100,000	1,320,000	6,388,826	6,388,826	5,942,704	5,942,704	5,496,583	5,496,583
Site 23	Brown 5	1,100,000	1,320,000	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843	1,691,843
Maidenhead									
	% Market Value								
	% Affordable Value								
Site 5	Large Brown 250	1,100,000	1,320,000	3,354,966	3,223,608	3,081,800	2,911,437	2,805,644	2,598,246
Site 6	Large Brown 150	1,100,000	1,320,000	1,654,586	1,590,304	1,520,561	1,437,190	1,385,087	1,283,592
Site 7	Large Brown 70	1,100,000	1,320,000	1,711,493	1,643,733	1,569,890	1,483,308	1,428,286	1,322,882
Site 8	Large Brown 25	1,100,000	1,320,000	1,843,306	1,775,589	1,691,392	1,604,866	1,539,478	1,433,425
Site 11	High Flats 150	8,000,000	9,600,000	12,922,500	12,273,377	11,630,558	10,801,122	10,338,615	9,322,684
Site 12	Flats 70	8,000,000	9,600,000	6,778,877	6,390,062	6,089,856	5,593,004	5,400,809	4,795,946
Site 17	Brown 12	1,100,000	1,320,000	2,900,197	2,774,498	2,664,436	2,503,820	2,428,675	2,233,142
Site 18	Brown 7	1,100,000	1,320,000	5,321,322	5,321,322	4,927,924	4,927,924	4,534,526	4,534,526
Site 19	Brown 5	1,100,000	1,320,000	6,379,491	6,379,491	5,864,941	5,864,941	5,350,392	5,350,392
Site 20	Brown 2	1,100,000	1,320,000	7,106,492	7,106,492	6,546,689	6,546,689	5,986,887	5,986,887
Strategic Sites									
	% Market Value								
	% Affordable Value								
Site 1	Desborough	100,000	520,000	870,860	819,948	764,345	695,388	651,266	562,282
Site 2	St Cloud Way	8,000,000	9,600,000	11,483,712	10,993,875	10,441,113	9,813,984	9,391,037	8,617,639
Site 3	Nicholsons Way	8,000,000	9,600,000	11,536,735	11,043,660	10,479,576	9,840,085	9,414,341	8,635,830
Site 4	Stafferton Way	8,000,000	9,600,000	10,088,259	9,640,519	9,135,282	8,563,150	8,182,264	7,481,255
Site 5	W of Windsor	25,000	430,000	1,222,392	1,153,743	1,128,969	1,041,251	1,035,546	923,705

Source: September 2019

5.29 The assumption used is in the middle of the suggested range. As would be expected, if a higher assumption is used, the results are less good.

Impact of Price and Cost Change

5.30 As set out in the 2017 Viability Update, it is important that, whatever policies are adopted, the Plan is not unduly sensitive to future changes in prices and costs. In addition there remains



some uncertainty around the actual policy requirements in relation to climate change, Zero Carbon and biodiversity. A range of increases and decreases in value have been tested, as has an increase in build costs. The following analysis assumes the policy-on requirements of the Plan as set out earlier.

- 5.31 As set out in Chapter 4 above, there are a wide range of ways of lowering the greenhouse gas emissions on a scheme, depending on the nature of the specific project. The changes to national building standards in this regard are likely to add up to about 2% to the base cost of construction. As neither the outcome of the Government's consultation, nor the details of the Council's specific policy aims are known, rather than test a specific cost, a range of cost change scenarios have been tested.
- 4.33 Similarly, the Government announced that new developments must deliver an overall increase in biodiversity. In this context there are policy requirements through the Plan. *Policy NR2 – Nature conservation & biodiversity* now includes biodiversity. In addition, the Council is in the process of preparing a new *Green and Blue Infrastructure SPD* that may set out specific requirements. As there are a very wide range of possible solutions, rather than apply a specific additional cost to the appraisals, a range of cost change scenarios have been tested.

Table 5.6 Residential Development – Residual Values Compared to Viability (£/ha)
Varied Costs and Values

Eisewhere	Change BCS Value	EUV	BLV	Residual Value																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
				+15%	+10%	+5%	0%	-5%	-10%	0%	+5%	+10%	+15%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Site 2	Large Green 500	Elsewhere	25,000	430,000	566,413	727,096	887,778	1,048,461	1,209,143	1,369,825	1,530,507	1,691,189	1,851,871	2,012,553	2,173,235	2,333,917	2,494,599	2,655,281	2,815,963	2,976,645	3,137,327	3,298,009	3,458,691	3,619,373	3,780,055	3,940,737	4,101,419	4,262,101	4,422,783	4,583,465	4,744,147	4,904,829	5,065,511	5,226,193	5,386,875	5,547,557	5,708,239	5,868,921	6,029,603	6,190,285	6,350,967	6,511,649	6,672,331	6,833,013	6,993,695	7,154,377	7,315,059	7,475,741	7,636,423	7,797,105	7,957,787	8,118,469	8,279,151	8,439,833	8,600,515	8,761,197	8,921,879	9,082,561	9,243,243	9,403,925	9,564,607	9,725,289	9,885,971	10,046,653	10,207,335	10,368,017	10,528,699	10,689,381	10,850,063	11,010,745	11,171,427	11,332,109	11,492,791	11,653,473	11,814,155	11,974,837	12,135,519	12,296,201	12,456,883	12,617,565	12,778,247	12,938,929	13,100,000	13,260,682	13,421,364	13,582,046	13,742,728	13,903,410	14,064,092	14,224,774	14,385,456	14,546,138	14,706,820	14,867,502	15,028,184	15,188,866	15,349,548	15,510,230	15,670,912	15,831,594	15,992,276	16,152,958	16,313,640	16,474,322	16,635,004	16,795,686	16,956,368	17,117,050	17,277,732	17,438,414	17,599,096	17,759,778	17,920,460	18,081,142	18,241,824	18,402,506	18,563,188	18,723,870	18,884,552	19,045,234	19,205,916	19,366,598	19,527,280	19,687,962	19,848,644	20,009,326	20,169,008	20,329,690	20,490,372	20,651,054	20,811,736	20,972,418	21,133,100	21,293,782	21,454,464	21,615,146	21,775,828	21,936,510	22,097,192	22,257,874	22,418,556	22,579,238	22,739,920	22,900,602	23,061,284	23,221,966	23,382,648	23,543,330	23,704,012	23,864,694	24,025,376	24,186,058	24,346,740	24,507,422	24,668,104	24,828,786	24,989,468	25,150,150	25,310,832	25,471,514	25,632,196	25,792,878	25,953,560	26,114,242	26,274,924	26,435,606	26,596,288	26,756,970	26,917,652	27,078,334	27,239,016	27,399,698	27,560,380	27,721,062	27,881,744	28,042,426	28,203,108	28,363,790	28,524,472	28,685,154	28,845,836	29,006,518	29,167,200	29,327,882	29,488,564	29,649,246	29,809,928	29,970,610	30,131,292	30,291,974	30,452,656	30,613,338	30,774,020	30,934,702	31,095,384	31,256,066	31,416,748	31,577,430	31,738,112	31,898,794	32,059,476	32,220,158	32,380,840	32,541,522	32,702,204	32,862,886	33,023,568	33,184,250	33,344,932	33,505,614	33,666,296	33,826,978	33,987,660	34,148,342	34,309,024	34,469,706	34,630,388	34,791,070	34,951,752	35,112,434	35,273,116	35,433,798	35,594,480	35,755,162	35,915,844	36,076,526	36,237,208	36,397,890	36,558,572	36,719,254	36,879,936	37,040,618	37,201,300	37,361,982	37,522,664	37,683,346	37,844,028	38,004,710	38,165,392	38,326,074	38,486,756	38,647,438	38,808,120	38,968,802	39,129,484	39,290,166	39,450,848	39,611,530	39,772,212	39,932,894	40,093,576	40,254,258	40,414,940	40,575,622	40,736,304	40,896,986	41,057,668	41,218,350	41,379,032	41,539,714	41,700,396	41,861,078	42,021,760	42,182,442	42,343,124	42,503,806	42,664,488	42,825,170	42,985,852	43,146,534	43,307,216	43,467,898	43,628,580	43,789,262	43,949,944	44,110,626	44,271,308	44,431,990	44,592,672	44,753,354	44,914,036	45,074,718	45,235,400	45,396,082	45,556,764	45,717,446	45,878,128	46,038,810	46,199,492	46,360,174	46,520,856	46,681,538	46,842,220	47,002,902	47,163,584	47,324,266	47,484,948	47,645,630	47,806,312	47,967,000	48,127,682	48,288,364	48,449,046	48,609,728	48,770,410	48,931,092	49,091,774	49,252,456	49,413,138	49,573,820	49,734,502	49,895,184	50,055,866	50,216,548	50,377,230	50,537,912	50,698,594	50,859,276	51,019,958	51,180,640	51,341,322	51,502,004	51,662,686	51,823,368	51,984,050	52,144,732	52,305,414	52,466,096	52,626,778	52,787,460	52,948,142	53,108,824	53,269,506	53,430,188	53,590,870	53,751,552	53,912,234	54,072,916	54,233,598	54,394,280	54,554,962	54,715,644	54,876,326	55,037,008	55,197,690	55,358,372	55,519,054	55,679,736	55,840,418	56,001,100	56,161,782	56,322,464	56,483,146	56,643,828	56,804,510	56,965,192	57,125,874	57,286,556	57,447,238	57,607,920	57,768,602	57,929,284	58,089,966	58,250,648	58,411,330	58,572,012	58,732,694	58,893,376	59,054,058	59,214,740	59,375,422	59,536,104	59,696,786	59,857,468	60,018,150	60,178,832	60,339,514	60,500,196	60,660,878	60,821,560	60,982,242	61,142,924	61,303,606	61,464,288	61,624,970	61,785,652	61,946,334	62,107,016	62,267,698	62,428,380	62,589,062	62,749,744	62,910,426	63,071,108	63,231,790	63,392,472	63,553,154	63,713,836	63,874,518	64,035,200	64,195,882	64,356,564	64,517,246	64,677,928	64,838,610	65,000,000	65,160,682	65,321,364	65,482,046	65,642,728	65,803,410	65,964,092	66,124,774	66,285,456	66,446,138	66,606,820	66,767,502	66,928,184	67,088,866	67,249,548	67,410,230	67,570,912	67,731,594	67,892,276	68,052,958	68,213,640	68,374,322	68,535,004	68,695,686	68,856,368	69,017,050	69,177,732	69,338,414	69,499,096	69,659,778	69,820,460	69,981,142	70,141,824	70,302,506	70,463,188	70,623,870	70,784,552	70,945,234	71,105,916	71,266,598	71,427,280	71,587,962	71,748,644	71,909,326	72,069,008	72,229,690	72,390,372	72,551,054	72,711,736	72,872,418	73,033,100	73,193,782	73,354,464	73,515,146	73,675,828	73,836,510	74,000,000	74,160,682	74,321,364	74,482,046	74,642,728	74,803,410	74,964,092	75,124,774	75,285,456	75,446,138	75,606,820	75,767,502	75,928,184	76,088,866	76,249,548	76,410,230	76,570,912	76,731,594	76,892,276	77,052,958	77,213,640	77,374,322	77,535,004	77,695,686	77,856,368	78,017,050	78,177,732	78,338,414	78,499,096	78,659,778	78,820,460	78,981,142	79,141,824	79,302,506	79,463,188	79,623,870	79,784,552	79,945,234	80,105,916	80,266,598	80,427,280	80,587,962	80,748,644	80,909,326	81,069,008	81,229,690	81,389,372	81,550,054	81,710,736	81,871,418	82,032,100	82,192,782	82,353,464	82,514,146	82,674,828	82,835,510	83,000,000	83,160,682	83,321,364	83,482,046	83,642,728	83,803,410	83,964,092	84,124,774	84,285,456	84,446,138	84,606,820	84,767,502	84,928,184	85,088,866	85,249,548	85,410,230	85,570,912	85,731,594	85,892,276	86,052,958	86,213,640	86,374,322	86,535,004	86,695,686	86,856,368	87,017,050	87,177,732	87,338,414	87,499,096	87,659,778	87,820,460	87,981,142	88,141,824	88,302,506	88,463,188	88,623,870	88,784,552	88,945,234	89,105,916	89,266,598	89,427,280	89,587,962	89,748,644	89,909,326	90,069,008	90,229,690	90,390,372	90,551,054	90,711,736	90,872,418	91,033,100	91,193,782	91,354,464	91,515,146	91,675,828	91,836,510	92,000,000	92,160,682	92,321,364	92,482,046	92,642,728	92,803,410	92,964,092	93,124,774	93,285,456	93,446,138	93,606,820	93,767,502	93,928,184	94,088,866	94,249,548	94,410,230	94,570,912	94,731,594	94,892,276	95,052,958	95,213,640	95,374,322	95,535,004	95,695,686	95,856,368	96,017,050	96,177,732	96,338,414	96,499,096	96,659,778	96,820,460	96,981,142	97,141,824	97,302,506	97,463,188	97,623,870	97,784,552	97,945,234	98,105,916	98,266,598	98,427,280	98,587,962	98,748,644	98,909,326	99,069,008	99,229,690	99,390,372	99,551,054	99,711,736	99,872,418	100,033,100	100,193,782	100,354,464	100,515,146	100,675,828	100,836,510	101,000,000	101,160,682	101,321,364	101,482,046	101,642,728	101,803,410	101,964,092	102,124,774	102,285,456	102,446,138	102,606,820	102,767,502	102,928,184	103,088,866	103,249,548	103,410,230	103,570,912	103,731,594	103,892,276	104,052,958	104,213,640	104,374,322	104,535,004	104,695,686	104,856,368	105,017,050	105,177,732	105,338,414	105,499,096	105,659,778	105,820,460	105,981,142	106,141,824	106,302,506	106,463,188	106,623,870	106,784,552	106,945,234	107,105,916	107,266,598	107,427,280	107,587,962	107,748,644	107,909,326	108,069,008	108,229,690	108,390,372	108,551,054	108,711,736	108,872,418	109,033,100	109,193,782	109,354,464	109,515,146	109,675,828	109,836,510	110,000,000	110,160,682	110,321,364	110,482,046	110,642,728	110,803,410	110,964,092	111,124,774	111,285,456	111,446,138	111,606,820	111,767,502	111,928,184	112,088,866	112,249,548	112,410,230	112,570,912	112,731,594	112,892,276	113,052,958	113,213,640	113,374,322	113,535,004	113,695,686	113,856,368	114,017,050	114,177,732	114,338,414	114,499,096	114,659,778	114,820,460	114,981,142	115,141,824	115,302,506	115,463,188	115,623,870	115,784,552	115,945,234	116,105,916	116,266,598	116,427,280	116,587,962	116,748,644	116,909,326	117,069,008	117,229,690	117,390,372	117,551,054	117,711,736	117,872,418	118,033,100	118,193,782	118,354,464	118,515,146	118,675,828	118,836,510	119,000,000	119,160,682	119,321,364	119,482,046	119,642,728	119,803,410	119,964,092	120,124,774	120,285,456	120,446,138	120,606,820	120,767,502	120,928,184	121,088,866	121,249,548	121,410,230	121,570,912	121,731,594	121,892,276	122,052,958	122,213,640	122,374,322	122,535,004	122,695,686	122,856,368	123,017,050	123,177,732	123,338,414	123,499,096	123,659,778	123,820,460	123,981,142	124,141,824	124,302,506	124,463,188	124,623,870	124,784,552	124,945,234	125,105,916	125,266,598	125,427,280	125,587,962	125,748,644	125,909,326	126,069,008	126,229,690	126,390,372	126,551,054	126,711,736	126,872,418	127,033,100	127,193,782	127,354,464	127,515,146	127,675,828	127,836,510	128,000,

- 5.32 Very much like in the earlier viability work, the analysis demonstrates that viability is sensitive to price and cost change and the Council should be cautious of raising the policy costs of development, particularly on the brownfield sites.

Self-Build and Custom Build

- 5.33 At the time of the 2017 Viability Update, the Council had not developed a policy in this regard. It has now drafted a policy that on sites of 20 dwellings or more, developers will be required to supply at least 5% of dwelling plots for sale to self-builders.
- 5.34 This was considered in the 2017 Viability Update where it was concluded that, if the Council were to pursue this policy, it is unlikely that the requirements for self-build plots will adversely impact on viability. This advice remains unchanged.



6. Conclusions

6.1 Paragraph 61-039-20190315 of the plan making chapter of the PPG says that (with emphasis added):

What are the steps in gathering evidence to plan for housing?

Strategic policy-making authorities will need a clear understanding of housing needs in their area. The steps in building up this evidence include:

- *establishing the overall housing need (conducted using the standard methodology unless exceptional circumstances justify an alternative - see local housing need guidance);*
- *identifying the housing need of specific groups;*
- *working with neighbouring authorities and key stakeholders to establish the housing market area, or geography which is the most appropriate to prepare policies for meeting housing need across local authority boundaries;*

Authorities can use this evidence to:

- *prepare or update their Strategic Housing Land Availability Assessment jointly with the authorities within the defined area or individually to establish realistic assumptions about the suitability, availability, and achievability (including economic viability) of land to meet the identified need for housing over the plan period, including robust evidence of deliverability for those sites identified for the first 5 years of the Plan*
- ***prepare a viability assessment in accordance with guidance to ensure that policies are realistic and the total cost of all relevant policies is not of a scale that will make the plan undeliverable.***

6.2 This update note sets out the refreshed evidence, based on the 14th September 2019 iteration of the Local Plan and updates the key analysis and appraisals.

6.3 Overall the policies are realistic, and the total cost of all relevant policies is not of a scale that will make the Plan undeliverable.

6.4 Having said this, the results vary across the modelled sites. The Council should be cautious about relying on the larger brownfield sites in the northern parts of the Borough, and on the sites within the Maidenhead Town Centre Place Making Area to deliver the housing requirement, in the short term, unless there is evidence that they are coming forward (for example if there is a recent planning consent, or if there is a commitment of the site promoter).

6.5 In particular, it is recommended that the Council engages directly with the owners of the Stafferton Way site before relying on it to deliver the housing requirement, in the short term, unless there is evidence that it is coming forward (for example there is a recent planning consent).



Appendix 1 - Land Registry Price Paid Data and EPC Data

Date	Price Paid	Type	saon	paon	street	locality	postcode	EPC m2	£/m2
12/10/2017	£694,995	D		1	MEAD CLOSE	DATCHET	SL3 9EE		
28/07/2017	£405,000	T		2	MEAD CLOSE	DATCHET	SL3 9EE		
28/07/2017	£270,000	T		3	MEAD CLOSE	DATCHET	SL3 9EE		
28/07/2017	£405,000	T		4	MEAD CLOSE	DATCHET	SL3 9EE		
03/11/2017	£805,000	D		5	MEAD CLOSE	DATCHET	SL3 9EE		
23/03/2018	£795,000	D		6	MEAD CLOSE	DATCHET	SL3 9EE		
18/01/2018	£920,000	D		7	MEAD CLOSE	DATCHET	SL3 9EE		
24/04/2018	£900,000	D		8	MEAD CLOSE	DATCHET	SL3 9EE		
21/12/2017	£945,000	D		9	MEAD CLOSE	DATCHET	SL3 9EE		
17/03/2017	£760,000	F	10	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	104	£7,308
28/04/2017	£750,000	F	11	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	114	£6,579
28/04/2017	£750,000	F	12	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	120	£6,250
20/04/2017	£742,500	F	13	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	121	£6,136
15/08/2017	£695,000	F	14	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	105	£6,619
31/03/2017	£735,000	F	15	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	146	£5,034
05/05/2017	£985,000	F	16	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	109	£9,037
30/06/2017	£640,000	F	2	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	90	£7,111
21/09/2017	£610,000	F	3	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	91	£6,703
24/03/2017	£645,000	F	4	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	100	£6,450
22/03/2017	£995,000	F	6	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	93	£10,699
31/05/2017	£650,000	F	8	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	91	£7,143
28/07/2017	£620,000	F	9	BRIDGEWATER LODGE	BRIDGEWATER TERRACE	WINDSOR	SL4 1AN	116	£5,345
28/02/2019	£1,090,000	F	APARTMENT 1	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	189	£5,767
29/06/2018	£935,000	F	APARTMENT 10	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	95	£9,842
10/08/2018	£750,000	F	APARTMENT 16	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	93	£8,065
13/03/2019	£1,285,000	F	APARTMENT 17	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	150	£8,567
10/08/2018	£800,000	F	APARTMENT 19	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	93	£8,602
23/11/2018	£1,200,000	F	APARTMENT 2	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	134	£8,955
08/03/2019	£1,356,000	F	APARTMENT 20	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	146	£9,288
15/02/2019	£575,000	F	APARTMENT 23	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	66	£8,712
01/03/2019	£1,090,000	F	APARTMENT 4	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	125	£8,720
26/02/2019	£1,285,000	F	APARTMENT 8	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	149	£8,624
14/12/2018	£1,165,000	F	APARTMENT 9	THE WATERFRONT, 1	RIVERSIDE WALK	WINDSOR	SL4 1BF	141	£8,262
31/08/2017	£535,000	F	FLAT 4	HOGARTH HOUSE, 29 - 31	SHEET STREET	WINDSOR	SL4 1BY	75	£7,133
31/08/2017	£575,000	F	FLAT 5	HOGARTH HOUSE, 29 - 31	SHEET STREET	WINDSOR	SL4 1BY	97	£5,928
10/01/2018	£565,000	F	FLAT 6	HOGARTH HOUSE, 29 - 31	SHEET STREET	WINDSOR	SL4 1BY	72	£7,847
10/01/2018	£590,000	F	FLAT 7	HOGARTH HOUSE, 29 - 31	SHEET STREET	WINDSOR	SL4 1BY	97	£6,082
04/12/2018	£570,000	F	APARTMENT 5	15	VICTORIA STREET	WINDSOR	SL4 1HB	106	£5,377
19/12/2018	£600,000	F	APARTMENT 6	15	VICTORIA STREET	WINDSOR	SL4 1HB	109	£5,505
12/12/2018	£2,150,000	T		9	THAMES SIDE	WINDSOR	SL4 1QN	240	£8,958
09/02/2018	£320,000	F	FLAT 1	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	83	£3,855
21/04/2017	£590,000	F	FLAT 10	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	72	£8,194

23/01/2017	£370,000	F	FLAT 11	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	53	£6,981
27/07/2018	£570,000	F	FLAT 13	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	89	£6,404
19/02/2018	£380,000	F	FLAT 14	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	56	£6,786
28/04/2017	£387,500	F	FLAT 2	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	92	£4,212
10/03/2017	£342,500	F	FLAT 3	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	45	£7,611
04/05/2017	£320,000	F	FLAT 4	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	48	£6,667
05/04/2017	£370,000	F	FLAT 5	ALEXANDRA COURT, 25A	ST LEONARDS ROAD	WINDSOR	SL4 3BP	59	£6,271
28/06/2017	£545,000	F	APARTMENT 6	SANDALWOOD LODGE	IMPERIAL ROAD	WINDSOR	SL4 3FL	81	£6,728
29/11/2017	£310,000	F	APARTMENT 8	SANDALWOOD LODGE	IMPERIAL ROAD	WINDSOR	SL4 3FL	56	£5,536
07/12/2017	£410,000	F	APARTMENT 1	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	71	£5,775
30/06/2017	£325,000	F	APARTMENT 10	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL		
19/05/2017	£495,000	F	APARTMENT 2	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	87	£5,690
26/05/2017	£485,000	F	APARTMENT 3	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	90	£5,389
16/11/2017	£410,000	F	APARTMENT 4	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	71	£5,775
23/06/2017	£500,000	F	APARTMENT 5	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	94	£5,319
16/06/2017	£505,000	F	APARTMENT 7	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	94	£5,372
07/07/2017	£330,000	F	APARTMENT 9	SANDALWOOD LODGE, 71	IMPERIAL ROAD	WINDSOR	SL4 3FL	58	£5,690
10/08/2018	£425,000	F	FLAT 1	WOODVILLE, 65	IMPERIAL ROAD	WINDSOR	SL4 3RU	70	£6,071
04/06/2018	£415,000	F	FLAT 2	WOODVILLE, 65	IMPERIAL ROAD	WINDSOR	SL4 3RU	70	£5,929
12/09/2018	£485,000	F	FLAT 3	WOODVILLE, 65	IMPERIAL ROAD	WINDSOR	SL4 3RU	75	£6,467
12/06/2019	£425,000	F	FLAT 4	WOODVILLE, 65	IMPERIAL ROAD	WINDSOR	SL4 3RU	68	£6,250
08/06/2018	£406,000	F	FLAT 5	WOODVILLE, 65	IMPERIAL ROAD	WINDSOR	SL4 3RU	69	£5,884
29/06/2018	£250,000	F	APARTMENT 10	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	55	£4,545
23/02/2018	£322,000	F	APARTMENT 11	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	68	£4,735
08/06/2018	£270,000	F	APARTMENT 12	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	61	£4,426
29/03/2018	£284,000	F	APARTMENT 13	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	51	£5,569
01/06/2018	£320,000	F	APARTMENT 14	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	69	£4,638
08/05/2018	£310,000	F	APARTMENT 2	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	62	£5,000
28/09/2017	£260,000	F	APARTMENT 3	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	45	£5,778
28/11/2017	£252,000	F	APARTMENT 4	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	45	£5,600
06/11/2017	£280,000	F	APARTMENT 5	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	57	£4,912
11/12/2018	£300,000	F	APARTMENT 6	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	65	£4,615
09/10/2017	£317,500	F	APARTMENT 7	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	61	£5,205
22/01/2018	£292,000	F	APARTMENT 8	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	57	£5,123
06/07/2017	£325,000	F	APARTMENT 8	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	57	£5,702
04/10/2017	£310,000	F	APARTMENT 9	SEFTON LODGE	CLEWER HILL ROAD	WINDSOR	SL4 4FN	65	£4,769
07/06/2018	£295,000	F	1	WILLIAM COURT, 94	DEDWORTH ROAD	WINDSOR	SL4 5AY	68	£4,338
15/02/2019	£262,500	F	2	WILLIAM COURT, 94	DEDWORTH ROAD	WINDSOR	SL4 5AY	48	£5,469
22/02/2019	£230,000	F	5	WILLIAM COURT, 94	DEDWORTH ROAD	WINDSOR	SL4 5AY	34	£6,765
22/02/2019	£265,000	F	6	WILLIAM COURT, 94	DEDWORTH ROAD	WINDSOR	SL4 5AY	49	£5,408
14/01/2019	£375,000	F	APARTMENT 12	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	58	£6,466
13/12/2018	£550,000	F	APARTMENT 17	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	82	£6,707
15/02/2019	£475,000	F	APARTMENT 30	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	82	£5,793
29/11/2018	£450,000	F	APARTMENT 41	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	82	£5,488
23/01/2019	£590,000	F	APARTMENT 46	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	82	£7,195
14/12/2018	£615,000	F	APARTMENT 49	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	82	£7,500
09/04/2019	£850,000	F	APARTMENT 64	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	99	£8,586

08/04/2019	£586,000	F	APARTMENT 65	CASTLE VIEW RETIREMENT VILLAGE	HELSTON LANE	WINDSOR	SL4 5GG	69	£8,493
28/01/2019	£1,000,000	F	APARTMENT 1	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	168	£5,952
28/09/2018	£1,685,000	F	APARTMENT 10	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	256	£6,582
07/09/2018	£1,195,000	F	APARTMENT 2	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	182	£6,566
13/09/2018	£1,270,000	F	APARTMENT 3	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	182	£6,978
12/12/2018	£1,025,000	F	APARTMENT 4	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	168	£6,101
19/10/2018	£1,200,000	F	APARTMENT 5	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	180	£6,667
20/09/2018	£1,110,000	F	APARTMENT 6	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	174	£6,379
19/09/2018	£1,135,000	F	APARTMENT 7	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	173	£6,561
03/10/2018	£1,170,000	F	APARTMENT 8	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	180	£6,500
28/09/2018	£1,641,700	F	APARTMENT 9	WOODLANDS LODGE	HEATHFIELD AVENUE	ASCOT	SL5 0AL	255	£6,438
25/08/2017	£650,000	S	BLOSSOM COTTAGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0AU	105	£6,190
30/08/2017	£685,000	S	BUTTERCUP COTTAGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0AU	105	£6,524
31/08/2017	£650,000	S	FOXGLOVE COTTAGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0AU	105	£6,190
14/09/2017	£650,000	S	SUNFLOWER COTTAGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0AU	105	£6,190
25/08/2017	£1,425,000	D		1	HOLCOMBE HOUSE GARDENS	SUNNINGDALE	SL5 0FD	224	£6,362
29/09/2017	£1,670,000	D		2	HOLCOMBE HOUSE GARDENS	SUNNINGDALE	SL5 0FD	283	£5,901
06/07/2017	£1,650,000	D		3	HOLCOMBE HOUSE GARDENS	SUNNINGDALE	SL5 0FD	283	£5,830
28/09/2017	£1,212,500	D		4	HOLCOMBE HOUSE GARDENS	SUNNINGDALE	SL5 0FD	224	£5,413
31/01/2018	£1,302,724	D		5	HOLCOMBE HOUSE GARDENS	SUNNINGDALE	SL5 0FD	283	£4,603
27/01/2017	£405,000	F	10 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	71	£5,704
17/08/2018	£490,000	F	14 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	86	£5,698
02/03/2017	£310,000	F	21 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	59	£5,254
31/07/2017	£350,000	F	41 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	63	£5,556
29/09/2017	£335,000	F	44 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	59	£5,678
11/07/2017	£435,000	F	45 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	79	£5,506
26/05/2017	£544,000	F	55 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	110	£4,945
06/04/2017	£550,000	F	60 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	106	£5,189
19/07/2017	£375,000	F	8 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	58	£6,466
06/04/2018	£489,000	F	9 CEDAR LODGE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FG	89	£5,494
31/05/2018	£850,000	F	1 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	128	£6,641
17/10/2017	£805,000	F	11 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	128	£6,289
16/10/2017	£825,000	F	12 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	128	£6,445
07/03/2019	£843,000	F	13 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	138	£6,109
23/02/2018	£629,000	F	14 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	110	£5,718
16/10/2017	£1,210,000	F	17 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	169	£7,160
23/08/2018	£680,000	F	18 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	110	£6,182
24/04/2018	£850,000	F	2 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	128	£6,641
31/05/2018	£645,000	F	20 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	108	£5,972
19/09/2018	£575,000	F	3 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	89	£6,461
22/02/2019	£650,000	F	4 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	101	£6,436
16/10/2017	£430,000	F	5 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	60	£7,167
16/10/2017	£535,000	F	6 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	71	£7,535
24/04/2019	£575,000	F	7 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	71	£8,099
06/03/2018	£875,000	F	8 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	126	£6,944
24/05/2019	£665,000	F	9 WOODLAND VIEW	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FH	95	£7,000
16/11/2018	£840,000	F	1 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	128	£6,563

27/08/2017	£535,000	F	10 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	89	£6,011
27/04/2018	£830,000	F	11 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	128	£6,484
26/04/2018	£835,000	F	12 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	128	£6,523
20/09/2017	£525,000	F	13 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	88	£5,966
05/07/2018	£615,000	F	14 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	96	£6,406
08/05/2018	£825,000	F	15 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	121	£6,818
23/08/2017	£510,000	F	16 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	71	£7,183
19/10/2017	£510,000	F	17 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	71	£7,183
12/09/2017	£630,000	F	19 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	99	£6,364
29/09/2017	£760,000	F	20 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	118	£6,441
22/08/2017	£615,000	F	21 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	97	£6,340
21/08/2017	£615,000	F	24 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	97	£6,340
21/09/2018	£635,000	F	26 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	107	£5,935
18/08/2017	£635,000	F	28 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	111	£5,721
15/09/2017	£510,000	F	31 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	71	£7,183
05/12/2017	£660,000	F	34 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	111	£5,946
25/09/2017	£850,000	F	35 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	136	£6,250
15/12/2017	£600,000	F	38 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	108	£5,556
15/01/2018	£650,000	F	4 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	96	£6,771
31/08/2017	£530,000	F	6 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	71	£7,465
23/08/2017	£545,000	F	7 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	71	£7,676
07/09/2018	£420,000	F	8 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	60	£7,000
01/09/2017	£650,000	F	9 MULBERRY HOUSE	LYNWOOD VILLAGE	RISE ROAD	ASCOT	SL5 0FJ	99	£6,566
30/06/2017	£1,050,000	S		2	BEECHCROFT CLOSE	ASCOT	SL5 7DB	280	£3,750
16/10/2018	£565,000	F		1	ASCOT CORNER	ASCOT	SL5 7FU	107	£5,280
15/08/2017	£490,000	F		4	ASCOT CORNER	ASCOT	SL5 7FU	99	£4,949
28/08/2018	£565,000	F		5	ASCOT CORNER	ASCOT	SL5 7FU	107	£5,280
27/10/2017	£500,000	F		8	ASCOT CORNER	ASCOT	SL5 7FU	99	£5,051
19/12/2018	£553,500	F		9	ASCOT CORNER	ASCOT	SL5 7FU	107	£5,173
08/02/2019	£595,000	F		10	ASCOT CORNER	ASCOT	SL5 7FU	113	£5,265
28/03/2018	£1,450,000	D		1	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	409	£3,545
29/09/2017	£1,520,000	D		2	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	345	£4,406
28/04/2017	£1,650,000	D		3	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	324	£5,093
30/06/2017	£2,200,000	D		4	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	496	£4,435
31/03/2017	£1,550,000	D		5	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	328	£4,726
28/04/2017	£1,600,000	D		6	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	339	£4,720
31/03/2017	£1,500,000	D		7	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	326	£4,601
29/12/2017	£1,499,995	D		8	WINDSOR GREY CLOSE	ASCOT	SL5 7FZ	328	£4,573
28/03/2017	£1,410,000	F	11	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	177	£7,966
28/04/2017	£1,375,000	F	12	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	176	£7,813
30/06/2017	£1,298,000	F	14	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	176	£7,375
17/10/2017	£1,800,000	F	3	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	272	£6,618
28/02/2017	£1,675,000	F	5	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	231	£7,251
25/08/2017	£1,550,000	F	6	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	197	£7,868
31/03/2017	£1,425,000	F	7	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	194	£7,345
29/09/2017	£1,525,000	F	9	ENGLMERE	KINGS RIDE	ASCOT	SL5 8AE	194	£7,861
17/05/2019	£315,000	F	3	ASCOT COURT	CHARTERS LANE	ASCOT	SL5 9NS		

04/07/2018	£297,000	F	4	ASCOT COURT	CHARTERS LANE	ASCOT	SL5 9NS		
09/06/2017	£1,450,000	F	APARTMENT 1	LAGGAN HOUSE	LADY MARGARET ROAD	ASCOT	SL5 9QH	216	£6,713
21/04/2017	£1,295,000	F	APARTMENT 2	LAGGAN HOUSE	LADY MARGARET ROAD	ASCOT	SL5 9QH	214	£6,051
06/04/2017	£1,300,000	F	APARTMENT 4	LAGGAN HOUSE	LADY MARGARET ROAD	ASCOT	SL5 9QH	229	£5,677
17/02/2017	£1,000,000	F	APARTMENT 5	LAGGAN HOUSE	LADY MARGARET ROAD	ASCOT	SL5 9QH	156	£6,410
10/07/2017	£2,600,000	D		SPEY HOUSE	LADY MARGARET ROAD	ASCOT	SL5 9QH	560	£4,643
09/04/2018	£2,394,000	F	APARTMENT 1	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	300	£7,980
06/01/2017	£2,750,000	F	APARTMENT 10	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	296	£9,291
23/08/2017	£2,000,000	F	APARTMENT 2	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	246	£8,130
30/03/2017	£2,100,000	F	APARTMENT 3	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	246	£8,537
09/06/2017	£2,300,000	F	APARTMENT 4	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	300	£7,667
05/06/2017	£1,725,000	F	APARTMENT 5	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	199	£8,668
20/03/2017	£2,098,823	F	APARTMENT 6	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	229	£9,165
18/01/2018	£2,095,000	F	APARTMENT 7	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	229	£9,148
02/07/2018	£1,900,000	F	APARTMENT 8	THE RIDGE	RIDGEMOUNT ROAD	ASCOT	SL5 9RN	199	£9,548
27/04/2017	£410,000	F	APARTMENT 10	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	75	£5,467
31/05/2017	£610,000	F	APARTMENT 11	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	118	£5,169
25/08/2017	£480,000	F	APARTMENT 13	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£6,667
29/06/2018	£420,000	F	APARTMENT 15	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	81	£5,185
09/06/2017	£415,000	F	APARTMENT 16	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	79	£5,253
30/11/2017	£415,000	F	APARTMENT 17	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£5,764
29/03/2018	£395,000	F	APARTMENT 18	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	75	£5,267
29/09/2017	£600,000	F	APARTMENT 19	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	118	£5,085
26/07/2017	£510,000	F	APARTMENT 20	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	81	£6,296
10/07/2018	£430,000	F	APARTMENT 23	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	81	£5,309
31/03/2017	£468,500	F	APARTMENT 24	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	79	£5,930
30/11/2017	£415,000	F	APARTMENT 25	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£5,764
30/08/2017	£435,000	F	APARTMENT 26	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	75	£5,800
07/12/2018	£546,667	F	APARTMENT 27	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	110	£4,970
26/05/2017	£500,000	F	APARTMENT 29	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£6,944
13/07/2017	£605,000	F	APARTMENT 3	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	118	£5,127
16/03/2018	£425,000	F	APARTMENT 31	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	81	£5,247
30/08/2017	£450,000	F	APARTMENT 32	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	77	£5,844
23/03/2018	£395,000	F	APARTMENT 33	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	75	£5,267
04/10/2018	£532,500	F	APARTMENT 34	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	90	£5,917
26/04/2019	£535,000	F	APARTMENT 35	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	90	£5,944
27/10/2017	£570,000	F	APARTMENT 37	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	57	£10,000
07/04/2017	£525,000	F	APARTMENT 40	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	82	£6,402
13/04/2018	£450,000	F	APARTMENT 5	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£6,250
27/03/2017	£430,000	F	APARTMENT 6	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	69	£6,232
20/04/2018	£440,000	F	APARTMENT 7	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	81	£5,432
31/08/2018	£382,500	F	APARTMENT 8	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	79	£4,842
30/06/2017	£410,000	F	APARTMENT 9	THE PICTUREHOUSE	BRIDGE AVENUE	MAIDENHEAD	SL6 1AF	72	£5,694
03/08/2018	£329,950	F	APARTMENT 1	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,520
24/08/2018	£376,950	F	APARTMENT 10	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£5,164
29/08/2018	£354,950	F	APARTMENT 11	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,862
23/11/2018	£349,950	F	APARTMENT 12	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,794

22/08/2018	£297,950	F	APARTMENT 13	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	49	£6,081
22/08/2018	£358,950	F	APARTMENT 14	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,917
25/09/2018	£352,950	F	APARTMENT 15	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,835
17/08/2018	£384,950	F	APARTMENT 16	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£5,273
24/08/2018	£362,950	F	APARTMENT 17	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	72	£5,041
14/12/2018	£335,000	F	APARTMENT 18	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,589
07/09/2018	£299,950	F	APARTMENT 19	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	49	£6,121
03/08/2018	£329,950	F	APARTMENT 2	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,520
23/11/2018	£353,950	F	APARTMENT 20	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,849
07/09/2018	£357,950	F	APARTMENT 21	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,903
07/09/2018	£389,950	F	APARTMENT 22	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£5,342
16/11/2018	£348,950	F	APARTMENT 23	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	72	£4,847
28/09/2018	£354,950	F	APARTMENT 24	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	72	£4,930
14/09/2018	£303,950	F	APARTMENT 25	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	49	£6,203
15/02/2019	£343,950	F	APARTMENT 26	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,712
14/09/2018	£370,950	F	APARTMENT 27	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£5,082
27/09/2018	£392,950	F	APARTMENT 28	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£5,383
19/09/2018	£363,950	F	APARTMENT 29	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	72	£5,055
23/11/2018	£361,950	F	APARTMENT 3	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	80	£4,524
22/08/2018	£347,950	F	APARTMENT 4	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,766
10/08/2018	£351,950	F	APARTMENT 5	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,821
02/11/2018	£349,950	F	APARTMENT 6	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,794
10/08/2018	£294,950	F	APARTMENT 7	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	50	£5,899
23/11/2018	£339,950	F	APARTMENT 8	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,657
17/08/2018	£350,950	F	APARTMENT 9	ALDER HOUSE, 5	WALLINGFORD WAY	MAIDENHEAD	SL6 1AH	73	£4,808
15/03/2019	£329,950	F	APARTMENT 10	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	71	£4,647
26/10/2018	£289,950	F	APARTMENT 11	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	49	£5,917
22/03/2019	£362,950	F	APARTMENT 12	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,041
09/11/2018	£370,950	F	APARTMENT 13	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,152
26/10/2018	£395,950	F	APARTMENT 14	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£5,424
01/03/2019	£334,950	F	APARTMENT 15	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,588
18/04/2019	£339,950	F	APARTMENT 16	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,657
25/01/2019	£280,950	F	APARTMENT 17	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	49	£5,734
23/11/2018	£375,950	F	APARTMENT 18	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,222
16/11/2018	£377,950	F	APARTMENT 19	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,249
16/11/2018	£398,950	F	APARTMENT 20	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£5,465
26/03/2019	£339,950	F	APARTMENT 21	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,657
15/03/2019	£347,950	F	APARTMENT 22	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,766
04/04/2019	£284,000	F	APARTMENT 23	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	49	£5,796
23/11/2018	£374,950	F	APARTMENT 25	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,208
15/02/2019	£390,950	F	APARTMENT 26	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£5,355
28/03/2019	£344,950	F	APARTMENT 27	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,725
26/04/2019	£339,950	F	APARTMENT 28	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£4,657
26/04/2019	£349,950	F	APARTMENT 3	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	80	£4,374
01/03/2019	£359,950	F	APARTMENT 6	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£4,999
26/10/2018	£367,950	F	APARTMENT 7	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	72	£5,110
15/03/2019	£379,950	F	APARTMENT 8	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	73	£5,205

22/02/2019	£343,950	F	APARTMENT 9	SALLOW HOUSE, 7	WALLINGFORD WAY	MAIDENHEAD	SL6 1AR	71	£4,844
31/08/2018	£329,414	F	FLAT 1	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	79	£4,170
31/08/2018	£304,204	F	FLAT 11	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,111
31/08/2018	£245,380	F	FLAT 12	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	50	£4,908
31/08/2018	£245,380	F	FLAT 13	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	50	£4,908
31/08/2018	£245,380	F	FLAT 14	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	50	£4,908
31/08/2018	£267,789	F	FLAT 15	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£5,053
31/08/2018	£269,190	F	FLAT 16	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£4,894
31/07/2018	£388,950	F	FLAT 17	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£7,072
31/08/2018	£323,292	F	FLAT 18	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	76	£4,254
31/08/2018	£322,411	T	FLAT 19	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,357
31/08/2018	£329,414	F	FLAT 2	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	79	£4,170
31/08/2018	£322,411	F	FLAT 21	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,357
31/08/2018	£267,789	F	FLAT 22	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£5,053
31/08/2018	£269,190	F	FLAT 23	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£4,894
31/08/2018	£269,190	F	FLAT 24	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£4,894
31/08/2018	£329,414	F	FLAT 25	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	76	£4,334
31/08/2018	£322,411	F	FLAT 27	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,357
31/08/2018	£322,411	F	FLAT 28	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,357
31/08/2018	£267,789	F	FLAT 29	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£5,053
31/08/2018	£258,686	F	FLAT 3	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£4,881
09/08/2018	£404,950	F	FLAT 30	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£7,363
31/08/2018	£269,190	F	FLAT 31	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	55	£4,894
31/08/2018	£326,526	F	FLAT 32	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	76	£4,296
31/08/2018	£327,313	F	FLAT 33	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	78	£4,196
31/08/2018	£327,313	F	FLAT 34	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	78	£4,196
31/08/2018	£327,313	F	FLAT 35	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	78	£4,196
31/08/2018	£325,831	F	FLAT 36	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,403
31/08/2018	£325,831	F	FLAT 37	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£4,403
24/08/2018	£492,950	F	FLAT 38	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	74	£6,661
31/08/2018	£245,380	F	FLAT 5	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	50	£4,908
31/08/2018	£258,686	F	FLAT 7	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£4,881
31/08/2018	£252,094	F	FLAT 8	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£4,756
31/07/2018	£364,950	F	FLAT 9	ELGAR PLACE, 3 - 6	BRIDGE AVENUE	MAIDENHEAD	SL6 1BP	53	£6,886
31/10/2018	£485,000	F	FLAT 1	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	95	£5,105
11/02/2019	£427,500	F	FLAT 10	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	81	£5,278
29/08/2018	£562,500	F	FLAT 11	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	104	£5,409
11/09/2018	£480,000	F	FLAT 12	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	92	£5,217
18/12/2017	£330,000	F	FLAT 13	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	58	£5,690
18/12/2017	£518,000	F	FLAT 14	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	87	£5,954
08/03/2019	£485,000	F	FLAT 2	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	101	£4,802
25/10/2018	£442,500	F	FLAT 3	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	82	£5,396
11/10/2018	£500,000	F	FLAT 4	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	94	£5,319
29/03/2018	£575,000	F	FLAT 5	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	107	£5,374
13/08/2018	£445,250	F	FLAT 7	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	82	£5,430
23/02/2018	£310,000	F	FLAT 8	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	58	£5,345
28/09/2018	£495,000	F	FLAT 9	ELVA LODGE, 124	GRENFELL ROAD	MAIDENHEAD	SL6 1DW	96	£5,156

15/04/2019	£589,950	D		2	WALLINGFORD WAY	MAIDENHEAD	SL6 1FQ	98	£6,020
26/04/2019	£444,950	T		4	WALLINGFORD WAY	MAIDENHEAD	SL6 1FQ	71	£6,267
23/04/2019	£569,950	S		5	CYGNET WAY	MAIDENHEAD	SL6 1FW	102	£5,588
13/12/2017	£359,950	F	APARTMENT 10	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£4,999
08/12/2017	£360,000	F	APARTMENT 11	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,000
11/12/2017	£286,950	F	APARTMENT 12	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	49	£5,856
19/01/2018	£365,950	F	APARTMENT 13	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,083
19/01/2018	£365,000	F	APARTMENT 14	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,069
19/01/2018	£377,950	F	APARTMENT 15	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	73	£5,177
08/12/2017	£362,950	F	APARTMENT 16	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,041
08/12/2017	£363,000	F	APARTMENT 17	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,042
19/01/2018	£368,950	F	APARTMENT 18	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,124
11/12/2017	£288,950	F	APARTMENT 19	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	49	£5,897
19/01/2018	£368,950	F	APARTMENT 20	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,124
19/01/2018	£381,950	F	APARTMENT 21	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	73	£5,232
26/01/2018	£369,950	F	APARTMENT 22	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,138
23/02/2018	£366,950	F	APARTMENT 23	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,097
13/12/2017	£295,950	F	APARTMENT 24	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	49	£6,040
08/12/2017	£374,950	F	APARTMENT 25	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,208
26/01/2018	£370,950	F	APARTMENT 26	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,152
11/12/2017	£389,950	F	APARTMENT 27	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	73	£5,342
15/12/2017	£366,950	F	APARTMENT 28	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,097
07/03/2018	£369,950	F	APARTMENT 29	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,138
15/12/2017	£299,950	F	APARTMENT 30	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	49	£6,121
26/01/2018	£370,950	F	APARTMENT 31	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,152
19/01/2018	£374,950	F	APARTMENT 32	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,208
26/01/2018	£387,950	F	APARTMENT 33	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	73	£5,314
07/03/2018	£514,950	F	APARTMENT 34	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	145	£3,551
12/04/2018	£361,950	F	APARTMENT 5	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,027
26/01/2018	£289,950	F	APARTMENT 6	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	50	£5,799
14/12/2017	£362,950	F	APARTMENT 7	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,041
19/01/2018	£362,950	F	APARTMENT 8	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	72	£5,041
13/12/2017	£374,950	F	APARTMENT 9	MARIGOLD HOUSE, 1	WALLINGFORD WAY	MAIDENHEAD	SL6 1GG	73	£5,136
12/04/2018	£349,950	F	APARTMENT 1	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,794
29/03/2018	£374,950	F	APARTMENT 10	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£5,136
29/03/2018	£365,950	F	APARTMENT 11	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,083
09/05/2018	£369,950	F	APARTMENT 12	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,138
19/04/2018	£294,950	F	APARTMENT 13	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	49	£6,019
15/06/2018	£349,950	F	APARTMENT 14	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,794
27/04/2018	£366,950	F	APARTMENT 15	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,097
19/04/2018	£378,950	F	APARTMENT 16	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£5,191
20/04/2018	£369,950	F	APARTMENT 17	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,138
20/04/2018	£365,950	F	APARTMENT 18	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,083
27/04/2018	£299,950	F	APARTMENT 19	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	49	£6,121
29/03/2018	£349,950	F	APARTMENT 2	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,794
22/05/2018	£362,950	F	APARTMENT 20	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,972
04/05/2018	£354,950	F	APARTMENT 21	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£4,930

24/04/2018	£382,950	F	APARTMENT 22	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£5,246
20/04/2018	£374,950	F	APARTMENT 23	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,208
04/05/2018	£377,950	F	APARTMENT 24	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,249
04/05/2018	£299,950	F	APARTMENT 25	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	49	£6,121
24/05/2018	£357,950	F	APARTMENT 26	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,903
18/05/2018	£364,950	F	APARTMENT 27	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,069
11/05/2018	£386,950	F	APARTMENT 28	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£5,301
25/05/2018	£529,950	F	APARTMENT 29	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	145	£3,655
25/04/2018	£374,950	F	APARTMENT 3	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	80	£4,687
29/03/2018	£354,950	F	APARTMENT 4	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,862
18/05/2018	£349,950	F	APARTMENT 5	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,794
29/03/2018	£348,950	F	APARTMENT 6	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£4,847
29/03/2018	£289,950	F	APARTMENT 7	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	50	£5,799
18/05/2018	£344,950	F	APARTMENT 8	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	73	£4,725
29/03/2018	£363,950	F	APARTMENT 9	DOVE HOUSE, 3	WALLINGFORD WAY	MAIDENHEAD	SL6 1GQ	72	£5,055
01/03/2019	£1,130,000	D		1	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	269	£4,201
22/06/2018	£1,280,000	D		2	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	282	£4,539
05/10/2018	£831,500	S		3	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	145	£5,734
02/11/2017	£915,000	S		4	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	160	£5,719
26/09/2017	£915,000	S		5	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	160	£5,719
20/12/2017	£860,000	S		6	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	145	£5,931
12/03/2019	£1,100,000	D		7	WOODLANDS RISE	MAIDENHEAD	SL6 1JE	296	£3,716
07/02/2019	£250,000	F	FLAT 3	BROCK HOUSE 57	HIGH STREET	MAIDENHEAD	SL6 1JT	36	£6,944
22/01/2019	£245,000	F	FLAT 14	BROCK HOUSE, 57	HIGH STREET	MAIDENHEAD	SL6 1JT	32	£7,656
09/10/2017	£348,500	F	4	KEATS MEWS, 6	YORK ROAD	MAIDENHEAD	SL6 1SF	82	£4,250
22/12/2017	£730,000	D		1	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	137	£5,328
20/12/2018	£830,000	D		3	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	184	£4,511
12/04/2018	£549,950	S		4	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	89	£6,179
12/04/2018	£549,950	S		6	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	89	£6,179
31/07/2018	£900,000	D		8	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	193	£4,663
22/02/2019	£675,000	D		10	WHITEBEAM CHASE	MAIDENHEAD	SL6 2BF	147	£4,592
04/05/2018	£749,950	D		1	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL		
26/02/2018	£725,000	D		2	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	137	£5,292
27/04/2018	£950,000	D		3	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	184	£5,163
16/11/2018	£750,000	D		4	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	174	£4,310
16/06/2017	£420,000	S		6	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£6,000
30/11/2017	£752,500	D		7	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	137	£5,493
01/06/2017	£427,500	S		8	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£6,107
31/10/2017	£482,500	S		10	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	86	£5,610
14/12/2018	£419,950	T		11	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£5,999
22/11/2017	£462,500	S		12	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	86	£5,378
21/12/2018	£419,950	T		13	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£5,999
03/11/2017	£429,950	S		14	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£6,142
14/11/2017	£429,950	S		16	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	70	£6,142
30/11/2017	£480,000	S		18	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	86	£5,581
14/12/2017	£462,500	S		20	CYPRESS GARDENS	MAIDENHEAD	SL6 2FL	86	£5,378
03/08/2018	£840,000	D		2	BIRCH CLOSE	MAIDENHEAD	SL6 2FS	174	£4,828

31/07/2018	£900,000	D		4	BIRCH CLOSE	MAIDENHEAD	SL6 2FS	193	£4,663
16/11/2018	£790,000	D		6	BIRCH CLOSE	MAIDENHEAD	SL6 2FS	175	£4,514
02/11/2018	£570,000	F	APARTMENT 10		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	113	£5,044
31/05/2018	£594,950	F	APARTMENT 3		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	103	£5,776
02/05/2018	£590,000	F	APARTMENT 5		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	101	£5,842
09/03/2018	£534,950	F	APARTMENT 6		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	103	£5,194
11/09/2018	£549,950	F	APARTMENT 8		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	104	£5,288
14/03/2019	£466,000	F	APARTMENT 9		SHOPPENHANGERS ROAD	MAIDENHEAD	SL6 2QD	91	£5,121
24/11/2017	£850,000	D			MANOR LANE	MAIDENHEAD	SL6 2QW	147	£5,782
10/05/2018	£850,000	D			MANOR LANE	MAIDENHEAD	SL6 2QW	147	£5,782
15/12/2017	£750,000	D			MANOR LANE	MAIDENHEAD	SL6 2QW	126	£5,952
30/06/2017	£750,000	D			MANOR LANE	MAIDENHEAD	SL6 2QW	126	£5,952
23/03/2018	£1,440,000	D		1	THE SHIRES	LITTLEWICK GREEN	SL6 3FG	343	£4,198
09/08/2017	£1,415,000	D		2	THE SHIRES	LITTLEWICK GREEN	SL6 3FG	303	£4,670
29/06/2018	£1,525,000	D		3	THE SHIRES	LITTLEWICK GREEN	SL6 3FG	337	£4,525
16/11/2017	£1,320,000	D		5	THE SHIRES	LITTLEWICK GREEN	SL6 3FG	303	£4,356
06/04/2017	£1,090,000	D		6	THE SHIRES	LITTLEWICK GREEN	SL6 3FG	232	£4,698
31/05/2017	£385,000	F	FLAT 1	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	77	£5,000
01/10/2018	£380,000	F	FLAT 13	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	89	£4,270
15/09/2017	£350,000	F	FLAT 14	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	80	£4,375
23/11/2018	£340,000	F	FLAT 15	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	85	£4,000
06/01/2017	£370,000	F	FLAT 16	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	75	£4,933
13/04/2017	£365,000	F	FLAT 19	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	75	£4,867
01/10/2018	£375,000	F	FLAT 2	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	86	£4,360
07/12/2017	£375,000	F	FLAT 20	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	85	£4,412
27/04/2017	£412,000	F	FLAT 22	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	89	£4,629
01/10/2018	£460,000	F	FLAT 24	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	94	£4,894
01/10/2018	£475,000	F	FLAT 25	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	111	£4,279
17/03/2017	£510,000	F	FLAT 26	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	111	£4,595
06/04/2017	£485,000	F	FLAT 27	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	94	£5,160
01/10/2018	£395,000	F	FLAT 5	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	113	£3,496
01/10/2018	£395,000	F	FLAT 8	THE GROVE, 150	BATH ROAD	MAIDENHEAD	SL6 4LB	113	£3,496
31/08/2017	£328,101	F	1	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,971
31/08/2017	£205,920	F	10	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,120
31/08/2017	£518,950	F	11	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£7,863
31/08/2017	£305,195	F	12	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	85	£3,591
11/08/2017	£401,950	F	13	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	85	£4,729
31/08/2017	£219,300	F	14	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ		
31/08/2017	£396,950	F	15	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£6,014
26/05/2017	£401,950	F	16	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£6,090
31/08/2017	£310,922	F	17	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,711
31/08/2017	£214,719	F	18	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£2,413
31/08/2017	£214,719	F	19	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,253
31/08/2017	£316,075	F	2	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,789
09/06/2017	£392,950	F	20	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,954
31/08/2017	£304,050	F	21	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,607
31/08/2017	£267,974	F	22	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£3,011

30/08/2017	£489,950	F	23	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£7,205
31/08/2017	£300,614	F	24	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£4,421
31/08/2017	£300,614	F	25	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£3,378
31/08/2017	£207,848	F	26	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£2,335
31/08/2017	£213,574	F	27	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	58	£3,682
31/08/2017	£304,623	F	28	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	60	£5,077
31/08/2017	£308,058	F	29	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£3,541
31/08/2017	£217,582	F	3	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,297
31/08/2017	£213,574	F	30	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£2,455
31/05/2017	£389,950	F	31	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,908
25/05/2017	£532,450	F	32	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£8,067
29/06/2017	£534,950	F	33	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	85	£6,294
02/06/2017	£389,950	F	34	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	85	£4,588
02/06/2017	£394,950	F	35	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,984
31/05/2017	£389,950	F	36	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,908
30/05/2017	£394,950	F	37	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,984
26/05/2017	£564,950	F	38	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£8,560
31/08/2017	£211,856	F	39	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£2,380
26/04/2017	£419,950	F	4	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£6,363
31/08/2017	£211,856	F	40	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,210
31/08/2017	£211,856	F	41	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,210
31/08/2017	£304,049	F	42	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,607
31/08/2017	£267,401	F	43	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£3,005
09/06/2017	£509,950	F	44	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£7,499
25/05/2017	£542,950	F	45	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£7,985
21/07/2017	£556,950	F	46	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£6,258
16/06/2017	£367,950	F	47	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£4,134
31/05/2017	£564,950	F	48	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	58	£9,741
31/08/2017	£211,856	F	49	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£2,380
30/05/2017	£381,950	F	5	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£5,787
31/08/2017	£211,856	F	50	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,210
31/08/2017	£211,856	F	51	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£3,210
31/08/2017	£304,049	F	52	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	66	£4,607
31/08/2017	£267,401	F	53	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£3,005
18/08/2017	£475,950	F	54	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£6,999
31/08/2017	£309,776	F	55	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	68	£4,556
06/06/2017	£557,950	F	56	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£6,269
23/06/2017	£380,950	F	57	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	89	£4,280
31/08/2017	£282,289	F	58	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	58	£4,867
31/08/2017	£282,289	F	59	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£3,245
27/07/2017	£376,950	F	6	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	58	£6,499
31/08/2017	£282,289	F	60	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£3,245
10/08/2017	£532,450	F	7	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	60	£8,874
17/05/2017	£542,950	F	8	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£6,241
31/08/2017	£213,574	F	9	SWIFT HOUSE, 1	ST LUKES ROAD	MAIDENHEAD	SL6 7AJ	87	£2,455
01/04/2019	£267,500	F	APARTMENT 1	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	45	£5,944
04/04/2019	£244,000	F	APARTMENT 23	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	33	£7,394

01/04/2019	£251,500	F	APARTMENT 24	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	34	£7,397
11/04/2019	£262,500	F	APARTMENT 25	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	45	£5,833
01/04/2019	£250,000	F	APARTMENT 27	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	35	£7,143
05/04/2019	£215,000	F	APARTMENT 3	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	30	£7,167
01/04/2019	£258,000	F	APARTMENT 34	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	40	£6,450
24/05/2019	£265,000	F	APARTMENT 37	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	48	£5,521
15/05/2019	£201,500	F	APARTMENT 38	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	30	£6,717
03/05/2019	£275,000	F	APARTMENT 49	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	46	£5,978
12/04/2019	£236,000	F	APARTMENT 5	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	33	£7,152
07/05/2019	£250,000	F	APARTMENT 70	ST JAMES HOUSE	CLIVEMONT ROAD	MAIDENHEAD	SL6 7DY	45	£5,556
01/03/2018	£390,000	T		56	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	88	£4,432
20/04/2018	£385,000	T		58	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	90	£4,278
27/07/2018	£345,000	T		60	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	93	£3,710
25/05/2018	£365,000	T		62	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	89	£4,101
01/05/2018	£390,000	T		64	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	95	£4,105
13/06/2018	£365,000	T		66	FURZE PLATT ROAD	MAIDENHEAD	SL6 7NJ	91	£4,011
15/02/2019	£195,000	F	10	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	33	£5,909
21/08/2018	£225,000	F	11	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,258
22/01/2019	£195,000	F	12	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£6,290
19/10/2018	£260,000	F	15	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£6,190
02/11/2018	£265,000	F	16	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£6,310
07/12/2018	£235,000	F	17	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,581
22/02/2019	£195,000	F	18	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£6,290
19/07/2018	£247,500	F	19	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,984
19/07/2018	£240,000	F	2	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,742
01/08/2018	£250,000	F	20	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	35	£7,143
29/08/2018	£230,000	F	21	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,419
20/07/2018	£265,000	F	23	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£6,310
23/08/2018	£272,000	F	24	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£6,476
14/12/2018	£230,000	F	26	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,419
31/10/2018	£253,000	F	4	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£6,024
18/07/2018	£250,000	F	5	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	42	£5,952
12/09/2018	£227,500	F	6	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£7,339
31/08/2018	£210,000	F	8	LENNOX HOUSE	RAY PARK AVENUE	MAIDENHEAD	SL6 8DT	31	£6,774
31/05/2019	£620,000	F	FLAT 11	GREEN TREES	WIDBROOK ROAD	MAIDENHEAD	SL6 8HS	124	£5,000
15/03/2019	£620,000	F	FLAT 3	GREEN TREES	WIDBROOK ROAD	MAIDENHEAD	SL6 8HS	108	£5,741
24/05/2019	£380,000	F	FLAT 4	GREEN TREES	WIDBROOK ROAD	MAIDENHEAD	SL6 8HS	66	£5,758
09/04/2019	£535,000	F	FLAT 5	GREEN TREES	WIDBROOK ROAD	MAIDENHEAD	SL6 8HS	101	£5,297
24/04/2019	£525,000	F	FLAT 8	GREEN TREES	WIDBROOK ROAD	MAIDENHEAD	SL6 8HS	97	£5,412
29/06/2018	£595,000	F		35	LOWER COOKHAM ROAD	MAIDENHEAD	SL6 8JS	144	£4,132
03/05/2017	£587,500	D		43	RAY MILL ROAD WEST	MAIDENHEAD	SL6 8SF	107	£5,491
15/09/2017	£475,000	T		53	RAY MILL ROAD WEST	MAIDENHEAD	SL6 8SF	88	£5,398
10/07/2017	£538,000	T		55	RAY MILL ROAD WEST	MAIDENHEAD	SL6 8SF	116	£4,638
04/08/2017	£485,000	T		57	RAY MILL ROAD WEST	MAIDENHEAD	SL6 8SF	88	£5,511
25/07/2017	£629,995	D		59	RAY MILL ROAD WEST	MAIDENHEAD	SL6 8SF	118	£5,339
19/12/2017	£660,000	S		1	CUTLERS CLOSE	MAIDENHEAD	SL6 8UU	143	£4,615
30/06/2017	£698,750	T		2	CUTLERS CLOSE	MAIDENHEAD	SL6 8UU	136	£5,138

27/04/2017	£703,500	T	3	CUTLERS CLOSE	MAIDENHEAD	SL6 8UU	156	£4,510
29/06/2018	£600,000	T	4	CUTLERS CLOSE	MAIDENHEAD	SL6 8UU	136	£4,412
07/04/2017	£330,000	F	5	CUTLERS CLOSE	MAIDENHEAD	SL6 8UU	60	£5,500





Appendix 2 - Proposed housing allocations

Proposed housing allocations				
Site Name	Ward	Site Area (Ha)	Total net units	Greenfield/ Brownfield/ Mixed
Spatial strategy growth location - Maidenhead				
Maidenhead Railway Station	St Mary's	3.11	150	Brownfield
St Cloud Way, Maidenhead	Oldfield	2.52	550	Brownfield
West Street Opportunity Area, Maidenhead	St Mary's	0.96	240	Brownfield
York Road	St Mary's	2.38	450	Brownfield
Land between High Street and West Street, Maidenhead	St Mary's	0.96	300	Brownfield
Nicholsons Centre	St Mary's	2.31	500	Brownfield
St Mary's Walk, Maidenhead	St Mary's	0.15	120	Brownfield
Stafferton Way Retail Park, Maidenhead	Oldfield	1.89	350	Brownfield
Land to east of Braywick Gate, Braywick Road, Maidenhead	Oldfield	0.47	50	Brownfield
Methodist Church, High Street, Maidenhead	St Mary's	0.2	50	Brownfield
Desborough, Harvest Hill Road, South West Maidenhead	Oldfield	89.93	2600	Mostly Greenfield
Windsor Growth Location				
Land west of Windsor, north and south of A308, Windsor	Clewer North	22.76	450	Green plus garden centre.
Squires Garden Centre Maidenhead Road Windsor	Clewer North	0.74	39	Brown
Ascot Growth Location				
Ascot Centre (excluding Shorts)	Ascot and Cheapside	9.19	300	Mixed but Mainly Green
Shorts waste transfer station and recycling facility, St Georges Lane, Ascot	Ascot and Cheapside	5.57	130	Brown
Ascot Station Car Park, Ascot	Ascot and Cheapside	1.14	50	17/90171/ PREAPP
Other locations				
St. Marks Hospital, Maidenhead	Belmont	1.32	54	Brownfield
Minton Place, Victoria St, Windsor	Eton & Castle	0.53	100	Brownfield
White House, London Road, Sunningdale	Sunningdale	0.82	10	Brownfield
Windsor and Eton Riverside Station Car Park	Eton and Castle	0.86	30	Brownfield
Gasholder Station Whyteladyes Lane, Cookham	Bisham and Cookham	1.23	50	Brownfield
Englemere Lodge London Road Ascot	Ascot and Cheapside	0.65	10	Greenfield
Sunningdale Broomhall Centre	Sunningdale	1.41	30	Mixed
Land north of Lower Mount Farm Long Lane Cookham	Bisham and Cookham	8.78	200	Greenfield

Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead (West)	Cox Green	16.69	300	Greenfield
Sunningdale Park, Sunningdale	Sunningdale and Cheapside	4.83	230	Mixed
Spencer's Farm, Maidenhead	Furze Platt	13.51	330	Greenfield
Heatherwood Hospital, Ascot	Ascot and Cheapside	16.31	250	Mixed
Land at Riding Court Road and London Road, Datchet	Datchet	3.92	80	Greenfield
Land East of Strande Park, Strande Lane, Cookham, Maidenhead	Bisham and Cookham	0.90	20	Greenfield
Land between Windsor Road and Bray Lake, Bray	Bray	4.00	100	Greenfield
Land to East of Queen Mother Reservoir	Horton and Wraysbury	4.45	100	Greenfield
Sandridge House, London Road, Ascot	Ascot and Sunninghill	0.49	25	Brownfield
King Edward VII Hospital, Windsor	Old Windsor	0.73	47	Brownfield

Source: RBWM (August 2019)



HDH Planning & Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

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