

5 ***Non-Residential properties***

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Table 5.1 Matching NRD (MCM) codes to the latest MCM code

| NRD MCM code | Description | MCM Code | Property type |
|--------------------|----------------------------------|---|---------------|
| 2 | Retail | 2 | Retail |
| 21 | Shop/Store (Weighted mean) | | |
| 211 | (High Street) Shop | | |
| 213 | Superstore/Hypermarket | | |
| 214 | Retail Warehouse | | |
| 215 | Showroom | | |
| 216 | Kiosk | | |
| 217 | Outdoor market | | |
| 218 | Indoor Market | | |
| 22 | Vehicle Services (Weighted mean) | | |
| 221 | Vehicle Repair Garage | | |
| 222 | Petrol Filling Station | | |
| 223 | Car Showroom | | |
| 224 | Plant Hire | | |
| 23 | Retail Services (Weighted mean) | | |
| 231 | Hairdressing Salon | | |
| 232 | Betting Shop | | |
| 233 | Laundrette | | |
| 234 | Pub/Social club/wine bar | | |
| 235 | Restaurant | | |
| 236 | Café/Food Court | | |
| 237 | Post Office | | |
| 238 | Garden Centre | | |
| 3 | Offices | 3 | Offices |
| 310 | Offices (non specific) | | |
| 311 | Computer Centres (Hi-Tech) | | |
| 320 | Bank | | |
| 4 | Distribution/logistics | 4 | Warehouses |
| 410 | Warehouse | | |
| 411 | Electrical w/h | | |
| 412 | Ambient goods w/h | | |
| 413 | Frozen goods w/h | | |
| 420 | Land Used for Storage | | |
| 430 | Road Haulage | | |
| 5 | Leisure and Sport | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | |
| 51 | Leisure (Weighted mean) | 51 | Leisure |
| 511 | Hotel | | |
| 512 | Boarding House | | |

| | | | |
|-----|-----------------------------------|---|-------------------------|
| 513 | Caravan Mobile | Due to a change in Environment Agency guidance, readers should no longer apply the MCM damage value for caravan sites. Please see the following document for further information: Environment Agency (2008) Economic evaluation of damages for Flood Risk Management projects, Environment Agency, Bristol | |
| 514 | Caravan Static | | |
| 515 | Self catering Unit | 51 | Leisure |
| 516 | Hostel (including prisons) | | |
| 517 | Bingo hall | | |
| 518 | Theatre/Cinema | | |
| 519 | Beach Hut | | |
| 52 | Sport (Weighted mean) | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | |
| 521 | Sports Grounds and Playing Fields | 521 | Playing Field |
| 522 | Golf Courses | 521 | Playing Field |
| 523 | Sports and Leisure centres | 523 | Sports Centre |
| 524 | Amusement Arcade/Park | 523 | Sports Centre |
| 525 | Football Ground and Stadia | 525 | Sports Stadium |
| 526 | Mooring/Wharf/Marina | 526 | Marina |
| 527 | Swimming Pool | 523 | Sports Centre |
| 6 | Public Buildings | 6 | Public Buildings |
| 610 | School/College/University/Nursery | | |
| 620 | Surgery/Health Centre | | |
| 625 | Residential Home | | |
| 630 | Community Centres/Halls | | |
| 640 | Library | | |
| 650 | Fire/Ambulance station | | |
| 651 | Police Station | | |
| 660 | Hospital | | |
| 670 | Museum | | |
| 680 | Law court | | |
| 690 | Church | | |
| 8 | Industry | 8 | Industry |
| 810 | Workshop | | |
| 820 | Factory/Works/Mill | | |
| 830 | Extractive/heavy Industry | | |
| 840 | Sewage treatment works | | |
| 850 | Laboratory | | |
| 9 | Miscellaneous | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | |
| 910 | Car Park | 910 | Car park |
| 920 | Public Convenience | NOT CURRENTLY AVAILABLE | |
| 930 | Cemetery/Crematorium | NOT CURRENTLY AVAILABLE | |
| 940 | Bus Station | NOT CURRENTLY AVAILABLE | |
| 950 | Dock Hereditament | 526 | Marina |
| 960 | Electricity Hereditament | 960 | Electricity sub-station |

Table 5.2 Indicative floor sizes for NRPs

| New MCM Code | Property Type | Floor Area (m ²) |
|--------------|--------------------|------------------------------|
| 2 | Retail | 340 |
| 3 | Offices | 360 |
| 4 | Warehouses | 3,270 |
| 5 | Leisure and sports | NA |
| 51 | Leisure | 1,020 |
| 52 | Sports | NA |
| 521 | Playing Field | 21,850 |
| 523 | Sports Centre | 5,400 |
| 526 | Marina | 1,860 |
| 525 | Sports Stadium | 25,600 |
| 6 | Public Buildings | 1,300 |
| 8 | Industry | 2,480 |
| 9 | Miscellaneous | NA |
| 910 | Car park | 3,500 |
| 910 | MS Car park | 2,700 |
| 960 | Sub Station | 48 |

Table 5.3 NRP Weighted Annual Average Damages (WAAD) (2024 values)

| Standard Of Protection | | | | | | | | |
|------------------------|-------------------|---|--------|--------|-------|-------|------|------|
| MCM Code | Sector Type | None | 5 | 10 | 25 | 50 | 100 | 200 |
| 2 | Retail | 93.09 | 46.00 | 33.53 | 17.23 | 7.69 | 1.93 | 0.96 |
| 3 | Offices | 91.17 | 41.94 | 31.64 | 15.82 | 6.96 | 1.75 | 0.87 |
| 4 | Warehouses | 104.55 | 55.12 | 39.89 | 20.23 | 9.16 | 2.29 | 1.15 |
| 5 | Leisure and sport | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | | | | | | |
| 51 | Leisure | 210.98 | 72.63 | 57.82 | 26.25 | 11.26 | 2.82 | 1.41 |
| 52 | Sport | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | | | | | | |
| 521 | Playing Field | 3.93 | 1.58 | 1.26 | 0.60 | 0.26 | 0.07 | 0.03 |
| 523 | Sports Centre | 48.53 | 21.00 | 16.07 | 7.82 | 3.41 | 0.86 | 0.43 |
| 526 | Marina | 17.55 | 8.04 | 5.89 | 3.00 | 1.32 | 0.33 | 0.17 |
| 525 | Sports Stadium | 12.30 | 5.99 | 4.41 | 2.25 | 1.00 | 0.25 | 0.12 |
| 6 | Public Buildings | 56.21 | 25.43 | 19.18 | 9.51 | 4.19 | 1.05 | 0.52 |
| 8 | Industry | 19.74 | 9.76 | 7.11 | 3.63 | 1.62 | 0.41 | 0.20 |
| 9 | Miscellaneous | NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE | | | | | | |
| 910 | Car park | 6.06 | 2.70 | 2.00 | 1.01 | 0.44 | 0.11 | 0.06 |
| 960 | SubStation | 293.44 | 178.00 | 127.37 | 69.64 | 31.50 | 7.87 | 3.94 |
| NRP sector average | | 97.04 | 50.77 | 37.20 | 19.64 | 8.93 | 2.34 | 1.17 |

Table 5.4 Business floor space: rateable value per m² of floor space (most recent available data, 31st March 2023)

| Area | Main Category | Rateable value per m ² of floor space |
|--------------------------|---------------|--|
| ENGLAND | Total | 88.00 |
| ENGLAND | Retail | 161.00 |
| ENGLAND | Offices | 181.00 |
| ENGLAND | Industrial | 41.00 |
| ENGLAND | Other | 91.00 |
| NORTH EAST | Total | 54.00 |
| NORTH EAST | Retail | 124.00 |
| NORTH EAST | Offices | 75.00 |
| NORTH EAST | Industrial | 28.00 |
| NORTH EAST | Other | 58.00 |
| NORTH WEST | Total | 59.00 |
| NORTH WEST | Retail | 126.00 |
| NORTH WEST | Offices | 94.00 |
| NORTH WEST | Industrial | 31.00 |
| NORTH WEST | Other | 71.00 |
| YORKSHIRE AND THE HUMBER | Total | 55.0 |
| YORKSHIRE AND THE HUMBER | Retail | 130.00 |
| YORKSHIRE AND THE HUMBER | Offices | 88.00 |
| YORKSHIRE AND THE HUMBER | Industrial | 31.00 |
| YORKSHIRE AND THE HUMBER | Other | 64.00 |
| EAST MIDLANDS | Total | 52.0 |
| EAST MIDLANDS | Retail | 122.00 |
| EAST MIDLANDS | Offices | 80.00 |
| EAST MIDLANDS | Industrial | 35.00 |
| EAST MIDLANDS | Other | 64.00 |
| WEST MIDLANDS | Total | 59.0 |
| WEST MIDLANDS | Retail | 128.00 |
| WEST MIDLANDS | Offices | 99.00 |
| WEST MIDLANDS | Industrial | 36.00 |
| WEST MIDLANDS | Other | 75.00 |
| EAST | Total | 76.0 |
| EAST | Retail | 145.00 |
| EAST | Offices | 120.00 |
| EAST | Industrial | 46.00 |
| EAST | Other | 85.00 |
| LONDON | Total | 257.0 |
| LONDON | Retail | 170.00 |
| LONDON | Offices | 359.00 |
| LONDON | Industrial | 83.00 |
| LONDON | Other | 212.00 |
| SOUTH EAST | Total | 96.0 |
| SOUTH EAST | Retail | 136.00 |

| | | |
|------------|------------|--------|
| SOUTH EAST | Offices | 133.00 |
| SOUTH EAST | Industrial | 57.00 |
| SOUTH EAST | Other | 88.00 |
| SOUTH WEST | Total | 70.0 |
| SOUTH WEST | Retail | 109.00 |
| SOUTH WEST | Offices | 100.00 |
| SOUTH WEST | Industrial | 41.00 |
| SOUTH WEST | Other | 73.00 |