

**Asset Valuation History Old River Lane Urban Renewal Scheme**

	2022/23		
	Classification	Valuation Basis	Value
Car Park The Causeway	Surplus	Fair Value	£1,838,600
CSC Grnd Flr Charringtons House			
Charringtons House	Surplus	Fair Value	£771,000
Charringtons Car Park	Surplus	Fair Value	£780,000
URC Hall	Surplus	Fair Value	£282,900
14-16 Water Lane	Investment Property	Fair Value	£350,000
1 Link Road and 1 -15 Limekiln Close	Asset Held for Sale	Cost	£5,008,109
Northgate End MSCP	Operational	Existing Use Value	£20,878,590

	2021/22		
	Classification	Valuation Basis	Value
	Operational	Existing Use Value	£1,796,300
	Operational	Existing Use Value	£771,000
	Investment Property	Fair Value	£1,115,600
	Operational	Existing Use Value	£636,600
	Investment Property	Fair Value	£251,400
	Investment Property	Fair Value	£350,000

	2020/21		
	Classification	Valuation Basis	Value
	Operational	Existing Use Value	£1,863,000
	Operational	Existing Use Value	£861,700
	Investment Property	Fair Value	£1,513,600 Includes Zone B car parkl
	Operational	Existing Use Value	£645,700 Value of Zone A used as public car park
	Investment Property	Fair Value	£251,400
	Investment Property	Fair Value	£650,000

Charringtons car park classified as a single asset once surplus  
 Previously Zone A was public car park and Zone B included in the valuation of Charringtons House.  
 Customer Service Centre at Charringtons absorbed into single asset valuation once surplus

For transparency purposes:

Charringtons House & Car Park	£1,551,000	£2,523,200	£3,021,000
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