

# 3 Flood Alleviation Benefits: Theory and Practice

## Classification of Land Use

### Residential Property Land Use Codes

Type	Category	Subcategory (Social Grade)	Land use code			
Detached			1	1	0	0
	Pre-1919		1	1	1	0
		AB	1	1	1	1
		C1	1	1	1	2
		C2	1	1	1	3
		DE	1	1	1	4
	1919-1944		1	1	2	0
		AB	1	1	2	1
		C1	1	1	2	2
		C2	1	1	2	3
		DE	1	1	2	4
	1945-1964		1	1	3	0
		AB	1	1	3	1
		C1	1	1	3	2
		C2	1	1	3	3
		DE	1	1	3	4
	1965-1974		1	1	4	0
		AB	1	1	4	1
		C1	1	1	4	2
		C2	1	1	4	3
		DE	1	1	4	4
	1975-1985		1	1	5	0
		AB	1	1	5	1
		C1	1	1	5	2
		C2	1	1	5	3
		DE	1	1	5	4
	1975-1985 utility		1	1	7	0
		AB	1	1	7	1
		C1	1	1	7	2
		C2	1	1	7	3
		DE	1	1	7	4
	Post 1985		1	1	8	0
		AB	1	1	8	1
		C1	1	1	8	2
		C2	1	1	8	3
		DE	1	1	8	4

Type	Category	Subcategory (Social Grade)	Land use code			
Semi-detached			1	2	0	0
	Pre-1919		1	2	1	0
		AB	1	2	1	1
		C1	1	2	1	2
		C2	1	2	1	3
		DE	1	2	1	4
	1919-1944		1	2	2	0
		AB	1	2	2	1
		C1	1	2	2	2
		C2	1	2	2	3
		DE	1	2	2	4
	1945-1964		1	2	3	0
		AB	1	2	3	1
		C1	1	2	3	2
		C2	1	2	3	3
		DE	1	2	3	4
	1965-1974		1	2	4	0
		AB	1	2	4	1
		C1	1	2	4	2
		C2	1	2	4	3
		DE	1	2	4	4
	1975-1985		1	2	5	0
		AB	1	2	5	1
		C1	1	2	5	2
		C2	1	2	5	3
		DE	1	2	5	4
	1975-1985 - utility		1	2	7	0
		AB	1	2	7	1
		C1	1	2	7	2
		C2	1	2	7	3
		DE	1	2	7	4
	Post 1985		1	2	8	0
		AB	1	2	8	1
		C1	1	2	8	2
		C2	1	2	8	3
		DE	1	2	8	4

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Type	Category	Subcategory (Social Grade)	Land use code			
Terrace			1	3	0	0
	Pre-1919		1	3	1	0
		AB	1	3	1	1
		C1	1	3	1	2
		C2	1	3	1	3
		DE	1	3	1	4
	1919-1944		1	3	2	0
		AB	1	3	2	1
		C1	1	3	2	2
		C2	1	3	2	3
		DE	1	3	2	4
	1945-1964		1	3	3	0
		AB	1	3	3	1
		C1	1	3	3	2
		C2	1	3	3	3
		DE	1	3	3	4
	1965-1974		1	3	4	0
		AB	1	3	4	1
		C1	1	3	4	2
		C2	1	3	4	3
		DE	1	3	4	4
	1975-1985		1	3	5	0
		AB	1	3	5	1
		C1	1	3	5	2
		C2	1	3	5	3
		DE	1	3	5	4
	1975-1985 - utility		1	3	7	0
		AB	1	3	7	1
		C1	1	3	7	2
		C2	1	3	7	3
		DE	1	3	7	4
	Post 1985		1	3	8	0
		AB	1	3	8	1
		C1	1	3	8	2
		C2	1	3	8	3
		DE	1	3	8	4

Type	Category	Subcategory (Social Grade)	Land use code			
Bungalow			1	4	0	0
	Pre-1919		1	4	1	0
		AB	1	4	1	1
		C1	1	4	1	2
		C2	1	4	1	3
		DE	1	4	1	4
	1919-1944		1	4	2	0
		AB	1	4	2	1
		C1	1	4	2	2
		C2	1	4	2	3
		DE	1	4	2	4
	1945-1964		1	4	3	0
		AB	1	4	3	1
		C1	1	4	3	2
		C2	1	4	3	3
		DE	1	4	3	4
	1965-1974		1	4	4	0
		AB	1	4	4	1
		C1	1	4	4	2
		C2	1	4	4	3
		DE	1	4	4	4
	1975-1985		1	4	5	0
		AB	1	4	5	1
		C1	1	4	5	2
		C2	1	4	5	3
		DE	1	4	5	4
	Post 1985		1	4	8	0
		AB	1	4	8	1
		C1	1	4	8	2
		C2	1	4	8	3
		DE	1	4	8	4

Type	Category	Subcategory (Social Grade)	Land use code			
Flat			1	5	0	0
	Pre-1919		1	5	1	0
		AB	1	5	1	1
		C1	1	5	1	2
		C2	1	5	1	3
		DE	1	5	1	4
	1919-1944		1	5	2	0
		AB	1	5	2	1
		C1	1	5	2	2
		C2	1	5	2	3
		DE	1	5	2	4
	1945-1964		1	5	3	0
		AB	1	5	3	1
		C1	1	5	3	2
		C2	1	5	3	3
		DE	1	5	3	4
	1965-1974		1	5	4	0
		AB	1	5	4	1
		C1	1	5	4	2
		C2	1	5	4	3
		DE	1	5	4	4
	1975-1985		1	5	5	0
		AB	1	5	5	1
		C1	1	5	5	2
		C2	1	5	5	3
		DE	1	5	5	4
	Post 1985		1	5	8	0
		AB	1	5	8	1
		C1	1	5	8	2
		C2	1	5	8	3
		DE	1	5	8	4

## Non-Residential Property Land Use Codes

NRD MCM code	Description	New 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		

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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: <b>Environment Agency (2008) Economic evaluation of damages for Flood Risk Management projects, Environment Agency, Bristol</b>			
514	Caravan Static				
515	Self catering Unit				
516	Hostel (including prisons)				
517	Bingo hall				
518	Theatre/Cinema				
519	Beach Hut	51	Leisure		
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		