

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) (2023 values)

Standard Of Protection								
MCM Code	Sector Type	None	5	10	25	50	100	200
2	Retail	86.69	42.84	31.22	16.05	7.16	1.79	0.89
3	Offices	84.90	39.06	29.46	14.74	6.48	1.63	0.81
4	Warehouses	97.37	51.33	37.15	18.84	8.53	2.13	1.07
5	Leisure and sport	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
51	Leisure	196.48	67.64	53.85	24.45	10.49	2.62	1.31
52	Sport	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
521	Playing Field	3.66	1.47	1.17	0.56	0.24	0.06	0.03
523	Sports Centre	45.20	19.56	14.97	7.28	3.18	0.80	0.40
526	Marina	16.34	7.49	5.49	2.79	1.23	0.30	0.16
525	Sports Stadium	11.45	5.58	4.11	2.10	0.93	0.23	0.12
6	Public Buildings	52.35	23.68	17.86	8.85	3.90	0.98	0.48
8	Industry	18.39	9.09	6.62	3.38	1.51	0.38	0.19
9	Miscellaneous	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
910	Car park	5.64	2.52	1.87	0.94	0.41	0.10	0.05
960	SubStation	273.27	165.76	118.61	64.85	29.34	7.33	3.67
NRP sector average		90.37	47.28	34.64	18.29	8.32	2.18	1.09

Table 5.4 Business floor space: rateable value per m2 of floor space (2023 values)

Area	Main Category	Mean	Median	Upper quartile	Lower quartile
ENGLAND	Total	104.36	96.73	57.27	166.72
ENGLAND	Retail	190.91	140.00	87.82	227.81
ENGLAND	Offices	197.27	134.91	94.18	194.72
ENGLAND	Industrial	47.09	53.45	38.18	73.82
ENGLAND	Other	86.54	72.54	33.09	136.18
NORTH EAST	Total	71.27	66.18	39.45	114.54
NORTH EAST	Retail	162.91	98.00	61.09	165.45
NORTH EAST	Offices	108.18	89.09	63.64	126.00
NORTH EAST	Industrial	31.82	38.18	26.73	52.18
NORTH EAST	Other	54.73	43.27	19.09	90.36
NORTH WEST	Total	77.64	77.64	48.36	134.91
NORTH WEST	Retail	169.27	114.54	73.82	187.09
NORTH WEST	Offices	124.73	112.00	80.18	155.27
NORTH WEST	Industrial	38.18	44.54	31.82	59.82
NORTH WEST	Other	72.54	59.82	30.55	90.36
YORKSHIRE AND THE HUMBER	Total	71.3	76.4	45.8	131.1
YORKSHIRE AND THE HUMBER	Retail	162.91	115.82	75.09	187.09
YORKSHIRE AND THE HUMBER	Offices	124.73	104.36	76.36	146.36
YORKSHIRE AND THE HUMBER	Industrial	36.91	44.54	31.82	59.82
YORKSHIRE AND THE HUMBER	Other	70.00	66.18	29.27	119.63
EAST MIDLANDS	Total	62.4	66.2	43.3	105.6
EAST MIDLANDS	Retail	137.45	98.00	63.64	156.54
EAST MIDLANDS	Offices	89.09	87.82	68.73	114.54
EAST MIDLANDS	Industrial	40.73	44.54	33.09	57.27

EAST MIDLANDS	Other	67.45	64.91	28.00	113.27
WEST MIDLANDS	Total	73.8	76.4	48.4	124.7
WEST MIDLANDS	Retail	156.54	108.18	72.54	169.27
WEST MIDLANDS	Offices	129.82	110.73	82.73	150.18
WEST MIDLANDS	Industrial	42.00	48.36	35.64	62.36
WEST MIDLANDS	Other	78.91	73.82	36.91	115.82
EAST	Total	95.5	100.5	61.1	162.9
EAST	Retail	184.54	150.18	98.00	231.63
EAST	Offices	143.82	136.18	101.82	180.72
EAST	Industrial	53.45	59.82	42.00	81.45
EAST	Other	89.09	80.18	36.91	145.09
LONDON	Total	246.9	194.7	118.4	336.0
LONDON	Retail	299.09	220.18	148.91	353.81
LONDON	Offices	356.36	267.27	164.18	437.81
LONDON	Industrial	86.54	94.18	71.27	123.45
LONDON	Other	166.72	146.36	71.27	227.81
SOUTH EAST	Total	112.0	114.5	71.3	171.8
SOUTH EAST	Retail	198.54	156.54	106.91	234.18
SOUTH EAST	Offices	145.09	143.82	112.00	180.72
SOUTH EAST	Industrial	63.64	68.73	49.64	90.36
SOUTH EAST	Other	86.54	75.09	31.82	143.82
SOUTH WEST	Total	90.4	89.1	56.0	146.4
SOUTH WEST	Retail	175.63	140.00	92.91	213.82
SOUTH WEST	Offices	127.27	113.27	86.54	148.91
SOUTH WEST	Industrial	47.09	54.73	40.73	72.54
SOUTH WEST	Other	73.82	73.82	30.55	134.91

