

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) (2025 values)

Standard Of Protection								
MCM Code	Sector Type	None	5	10	25	50	100	200
2	Retail	96.88	47.87	34.90	17.93	8.01	2.00	1.00
3	Offices	94.89	43.65	32.93	16.47	7.24	1.82	0.90
4	Warehouses	108.82	57.37	41.52	21.05	9.53	2.38	1.20
5	Leisure and sport	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
51	Leisure	219.59	75.60	60.18	27.32	11.72	2.93	1.47
52	Sport	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
521	Playing Field	4.09	1.64	1.31	0.62	0.27	0.07	0.04
523	Sports Centre	50.51	21.86	16.73	8.14	3.55	0.89	0.45
526	Marina	18.26	8.37	6.13	3.12	1.37	0.34	0.18
525	Sports Stadium	12.80	6.24	4.60	2.34	1.04	0.26	0.13
6	Public Buildings	58.51	26.47	19.96	9.89	4.36	1.09	0.54
8	Industry	20.55	10.16	7.40	3.77	1.69	0.42	0.21
9	Miscellaneous	NOT APPLICABLE - CONSTITUENT CATEGORIES TOO DIVERSE						
910	Car park	6.31	2.81	2.09	1.05	0.46	0.12	0.06
960	SubStation	305.41	185.26	132.57	72.48	32.79	8.19	4.10
NRP sector average		101.00	52.84	38.72	20.44	9.30	2.44	1.22

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