



# The BNG Report Pricing & Key Insights October 2024

# Introduction

The October 2024, Biodiversity Units UK Pricing Report analyses data from 46 BNG habitat banks across England to understand pricing trends.

This information has then been referenced against deal transactions and cross-checked by industry experts and 3rd party consultants.

Splitting the country into 'England South' (from Coventry down to Isle Of Wight) and 'England North' (from Birmingham up to Northumberland), we have created an 'average' pricing list, split by common habitats to give an indication of where pricing has settled at the end of Q3 2024 and what developers should expect to pay.

We will continue to produce quarterly updates on pricing and key insights on BNG as the market evolves in order to give Developers and Suppliers better understanding of the current state of England's BNG Offsite Unit market.

\*Prices are inclusive of legals and transaction fees



# BNG Pricing - England (North)



Habitat Type	Habitat Distinctiveness	In LPA / NCA Price	Supply Levels
Other Neutral Grassland	Medium	£26,700	Abundant
Woodland and forest	Medium	£30,500	Uncommon
Heathland & Scrub	Medium	£29,500	Abundant
Lakes / Ponds Non Priority Habitat	Medium	£60,375	Uncommon
Lowland Meadow	Very High	£37,225	Uncommon
Watercourses - All Watercourses	High	£149,625	Very Rare
Individual Trees'	Medium	£31,500	Uncommon
Woodland and forest	High	£46,200	Scarce
Traditional Orchard	High	£38,900	Uncommon
Wet woodland	Medium	£35,250	Scarce
Mixed Deciduous Woodland	High	£54,500	Scarce

# BNG Pricing - England (South)



Habitat Type	Habitat Distinctiveness	In LPA / NCA Price	Supply Levels
Other Neutral Grassland	Medium	£27,200	Abundant
Woodland and forest	Medium	£32,800	Uncommon
Heathland & Scrub	Medium	£31,500	Abundant
Lakes / Ponds Non Priority Habitat	Medium	£65,625	Uncommon
Lowland Meadow	Very High	£41,375	Uncommon
Watercourses - All Watercourses	High	£164,575	Very Rare
Individual Trees'	Medium	£35,200	Uncommon
Woodland and forest	High	£49,300	Scarce
Traditional Orchard	High	£42,700	Scarce
Wet woodland	Medium	£40,825	Scarce
Mixed Deciduous Woodland	High	£57,125	Uncommon

# BNG Pricing - North v South



Habitat Type	Habitat Distinctiveness	North	South	Variance
Other Neutral Grassland	Medium	£26,700	£27,200	1.87%
Woodland and forest	Medium	£30,500	£32,800	7.54%
Heathland & Scrub	Medium	£29,500	£31,500	6.78%
Lakes / Ponds Non Priority Habitat	Medium	£60,375	£65,625	8.70%
Lowland Meadow	Very High	£37,225	£41,375	11.14%
Watercourses - All Watercourses	High	£149,625	£164,575	10.00%
Individual Trees'	Medium	£31,500	£35,200	11.75%
Woodland and forest	High	£46,200	£49,300	6.71%
Traditional Orchard	High	£38,900	£42,700	9.76%
Wet woodland	Medium	£35,250	£40,825	15.82%
Mixed Deciduous Woodland	High	£54,500	£57,125	4.82%

# Market Insights

## 1. Market Education on BNG:

The market has significantly warmed up, with developers now fully aware that they need to factor in Biodiversity Net Gain (BNG). Most developers are still engaging in their first BNG deals, while a few are now processing their second and third deals.

## 2. Registered Suppliers:

Currently, only 13 suppliers are registered on DEFRA's 'Biodiversity Gain Site Register,' but recent weeks have seen a flurry of announcements from Habitat Banks as they engage responsible bodies to assist with Conservation Covenants. We expect the number of sites on the register to double within six months.

## 3. Development and S106 Agreements:

While many BNG sites are under development, the majority still lack a Host Section 106 agreement. This issue remains widespread, although we are starting to see a few more agreements emerging onto the market.

## 4. Increase in BNG Surveys and Contracts:


The number of surveys and BNG transactions has dramatically increased. Biodiversity Units is seeing a 250% month-on-month rise in deal transactions.

## 5. LPA Handling of BNG:

Local Planning Authority (LPA) handling of BNG, their preparedness, and their application of the legislation still show significant variation and flexibility, despite the law being over six months old. Developers are advised to over-prepare their applications to avoid delays and potential challenges.



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