

	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>
<b>Upward cap (small properties)</b>	5.0%	7.5%	10.0%	15.0%	15.0%
<b>Upward cap (large properties)</b>	12.5%	17.5%	20.0%	25.0%	25.0%
<b>Downward cap (small properties)</b>	20.0%	30.0%	35.0%	55.0%	55.0%
<b>Downward cap (large properties)</b>	4.6%	6.7%	7.0%	13.0%	13.0%