

Appendix VI

Results of Financial Contributions in lieu of on-site Affordable Housing Calculations

Appendix VI: South Worcestershire Authorities - Payments in lieu of on-site provision - Value Points 1 to 7: 0%, 20%, 30% & 40% Equivalent Affordable Housing Provision (£5,000 CIL Only)

		Value Point 1										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£0	0.0%	£36,811	£0	0.0%	£55,216	£0	0.0%	£73,621	£0	0.0%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£0	0.0%	£44,502	£0	0.0%	£66,754	£0	0.0%	£89,005	£0	0.0%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£0	0.0%	£62,084	£0	0.0%	£93,125	£0	0.0%	£124,167	£0	0.0%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£0	0.0%	£58,128	£0	0.0%	£87,192	£0	0.0%	£116,256	£0	0.0%
10 Flats	10 x 2-bed flats	£0	0.0%	£73,621	£0	0.0%	£110,432	£0	0.0%	£147,243	£0	0.0%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£9,276	0.6%	£95,048	£0	0.0%	£142,573	£0	0.0%	£190,097	£0	0.0%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£0	0.0%	£87,906	£0	0.0%	£131,859	£0	0.0%	£175,812	£0	0.0%

		Value Point 2										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£2,771	0.4%	£42,069	£0	0.0%	£63,104	£0	0.0%	£84,139	£0	0.0%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£76,021	9.4%	£50,860	£26,316	3.2%	£76,290	£1,464	0.2%	£101,720	£0	0.0%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£105,704	9.4%	£70,953	£36,362	3.2%	£106,429	£1,691	0.1%	£141,905	£0	0.0%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£73,499	6.9%	£66,432	£8,575	0.8%	£99,648	£0	0.0%	£132,864	£0	0.0%
10 Flats	10 x 2-bed flats	£5,541	0.4%	£84,139	£0	0.0%	£126,208	£0	0.0%	£168,277	£0	0.0%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£170,293	9.8%	£108,627	£65,853	3.8%	£162,940	£12,773	0.7%	£217,253	£0	0.0%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£146,928	9.2%	£100,464	£50,229	3.1%	£150,696	£1,138	0.1%	£200,928	£0	0.0%

		Value Point 3										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£127,534	15.2%	£52,587	£77,429	9.2%	£78,880	£51,733	6.2%	£105,173	£26,037	3.1%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£226,127	22.3%	£63,575	£164,617	16.3%	£95,362	£133,862	13.2%	£127,150	£104,149	10.3%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£308,748	21.9%	£88,691	£229,304	16.2%	£133,036	£186,399	13.2%	£177,382	£143,494	10.2%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£264,370	20.0%	£83,040	£189,478	14.3%	£124,560	£149,307	11.3%	£166,080	£110,238	8.3%
10 Flats	10 x 2-bed flats	£249,914	14.9%	£105,173	£153,310	9.2%	£157,760	£103,466	6.2%	£210,347	£52,073	3.1%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£482,564	22.3%	£135,783	£353,845	16.4%	£203,675	£289,485	13.4%	£271,567	£229,767	10.8%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£435,946	21.8%	£125,580	£316,900	15.8%	£188,370	£257,376	12.9%	£251,160	£201,933	10.1%

		Value Point 4										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£247,227	24.6%	£63,104	£191,270	19.0%	£94,656	£160,743	16.0%	£126,208	£130,215	13.0%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£369,378	30.4%	£76,290	£297,057	24.4%	£114,435	£260,896	21.5%	£152,580	£229,370	18.9%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£509,655	30.1%	£106,429	£414,072	24.4%	£159,644	£363,626	21.5%	£212,858	£313,180	18.5%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£457,446	28.8%	£99,648	£362,983	22.9%	£149,472	£315,751	19.9%	£199,295	£268,520	16.9%
10 Flats	10 x 2-bed flats	£489,356	24.3%	£126,208	£374,811	18.6%	£189,312	£314,991	15.7%	£252,416	£255,170	12.7%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£790,045	30.4%	£162,940	£637,175	24.6%	£244,410	£560,739	21.6%	£325,880	£484,304	18.7%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£720,429	30.0%	£150,696	£579,046	24.1%	£226,044	£508,354	21.2%	£301,392	£442,222	18.4%

Value Point 5												
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£369,496	31.5%	£73,621	£299,705	25.6%	£110,432	£264,810	22.6%	£147,243	£234,655	20.0%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£511,864	36.1%	£89,005	£432,822	30.5%	£133,507	£390,635	27.6%	£178,010	£348,447	24.6%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£713,745	36.1%	£124,167	£597,251	30.2%	£186,251	£539,004	27.3%	£248,334	£480,758	24.3%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£643,816	34.8%	£116,256	£534,745	28.9%	£174,384	£480,210	25.9%	£232,511	£430,108	23.2%
10 Flats	10 x 2-bed flats	£731,374	31.2%	£147,243	£593,231	25.3%	£220,864	£524,159	22.4%	£294,485	£459,828	19.6%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£1,102,501	36.4%	£190,097	£924,152	30.5%	£285,145	£834,978	27.6%	£380,193	£745,803	24.6%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£1,009,406	36.1%	£175,812	£844,459	30.2%	£263,718	£761,985	27.2%	£351,624	£679,512	24.3%

Value Point 6												
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£486,696	36.3%	£84,139	£412,005	30.7%	£126,208	£372,124	27.8%	£168,277	£332,243	24.8%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£658,159	40.6%	£101,720	£562,725	34.7%	£152,580	£515,008	31.8%	£203,440	£472,159	29.1%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£917,835	40.6%	£141,905	£784,699	34.7%	£212,858	£718,131	31.8%	£283,811	£651,563	28.8%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£834,902	39.5%	£132,864	£710,250	33.6%	£199,295	£647,923	30.6%	£265,727	£585,597	27.7%
10 Flats	10 x 2-bed flats	£973,392	36.3%	£168,277	£815,514	30.4%	£252,416	£736,575	27.5%	£336,554	£657,636	24.5%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£1,414,957	40.9%	£217,253	£1,211,130	35.0%	£325,880	£1,109,216	32.1%	£434,507	£1,007,303	29.1%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£1,298,383	40.6%	£200,928	£1,109,872	34.7%	£301,392	£1,015,616	31.7%	£401,856	£921,361	28.8%

Value Point 7												
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
5 Flats	5 x 2-bed flats	£607,705	40.3%	£94,656	£518,899	34.4%	£141,984	£479,438	31.8%	£189,312	£434,573	28.8%
5 Houses	3 x 3-bed houses; 2 x 2-bed houses	£804,453	44.1%	£114,435	£697,090	38.2%	£171,652	£643,409	35.3%	£228,870	£589,727	32.4%
7 Houses	4 x 3-bed houses; 3 x 2-bed houses	£1,121,925	44.1%	£159,644	£972,147	38.2%	£239,465	£897,258	35.3%	£319,287	£822,369	32.3%
7 Mixed	2 x 2-bed flats; 3 x 2-bed houses' 2 x 3-bed houses	£1,025,988	43.1%	£149,472	£885,754	37.2%	£224,207	£815,637	34.3%	£298,943	£745,519	31.3%
10 Flats	10 x 2-bed flats	£1,215,410	40.3%	£189,312	£1,037,797	34.4%	£283,968	£948,991	31.5%	£378,624	£860,185	28.5%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses;	£1,727,414	44.4%	£244,410	£1,498,108	38.5%	£366,615	£1,383,455	35.5%	£488,820	£1,268,802	32.6%
10 Houses	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	£1,587,359	44.1%	£226,044	£1,375,285	38.2%	£339,066	£1,269,247	35.3%	£452,088	£1,163,210	32.3%

Value Point	1-Bed Flats	Commuted Payment (Per Unit)	2-Bed Flats	Commuted Payment (Per Unit)	2-Bed Houses	Commuted Payment (Per Unit)	3-Bed Houses	Commuted Payment (Per Unit)	4-Bed Houses	Commuted Payment (Per Unit)
1	£87,500	£27,471	£117,250	£36,811	£131,250	£41,206	£148,750	£46,700	£175,000	£54,941
2	£102,000	£32,023	£134,000	£42,069	£150,000	£47,093	£170,000	£53,372	£200,000	£62,790
3	£127,500	£40,029	£167,500	£52,587	£187,500	£58,866	£212,500	£66,714	£250,000	£78,488
4	£153,000	£48,034	£201,000	£63,104	£225,000	£70,639	£255,000	£80,057	£300,000	£94,185
5	£178,500	£56,040	£234,500	£73,621	£262,500	£82,412	£297,500	£93,400	£350,000	£109,883
6	£204,000	£64,046	£268,000	£84,139	£300,000	£94,185	£340,000	£106,743	£400,000	£125,580
7	£229,500	£72,052	£301,500	£94,656	£337,500	£105,958	£382,500	£120,086	£450,000	£141,278

Commuted payment calculated by:

1. Taking average residual land value as percentage of GDV from all appraisals with zero affordable housing = 27.3%
2. Multiplying this figure by the open market unit value
3. Adding 15% on-costs
4. Multiplying this figure by the equivalent affordable housing percentage.

Example: 5 Unit Housing Scheme of 5 x 3-bed houses
 3-bed houses at £255,000 x 0.273 = £69,615
 £69,615 +15% = £80,057
 5 x 3-bed houses x 30% = 1.5 houses x £80,057 = £120,086
 Commuted Payment = £120,086