

**LONDON BOROUGH OF RICHMOND UPON THAMES**

**AFFORDABLE HOUSING SPD - ANNEXE A - COMMUTED SUM CALCULATION**

REV A

Site Name:	61 Belmont Rd Twickenham	Date:	26/01/2016	Notes
Number of Units on proposed development	1	No.		
Level of Affordable Housing required	5%			
Number of Affordable Units required	0.05	No.		
Percentage Affordable Rented required	80%			
Number of Affordable Rented Units required	0.04	No.		
Percentage Intermediate required	20%			
Number of Intermediate units required	0.01	No.		
<b>Less on Site provision</b>				
Affordable Rented Units provided on site	0	No.		
<b>Net number of units of Affordable Rented off-site</b>	<b>0.04</b>	<b>No.</b>		
Intermediate Units provided on site	0	No.		
<b>Net number of Intermediate units off-site</b>	<b>0.01</b>	<b>No.</b>		

**Off-Site Commuted Sum calculation**

<b>Affordable Rented</b>									
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Rent per week	Mgt Charge 25.00%	Yield 6.00%	Capitalised Rent	Commuted Sum
1 Bed Flat			0	0		0	6.00%	0	0
2 Bed Flat			0	0		0	6.00%	0	0
3 Bed Flat			0	0		0	6.00%	0	0
2 Bed Hse		550,000	110,000	440,000	280	3,640	6.00%	182,000	0
3 Bed Hse			0	0		0	6.00%	0	0
4 Bed Hse			0	0		0	6.00%	0	0
5 Bed Hse			0	0		0	6.00%	0	0
<b>Total</b>	<b>0</b>							<b>Total</b>	<b>0</b>

<b>Intermediate - Shared Ownership</b>										
Unit type	Off Site Provision	OMV £	Profit 20.00%	Net Total Cost	Equity Rent 2.75%	Mgt Charge 6.50%	Yield 6.00%	Capitalised Rent	1st Tranche 40.00%	Commuted Sum
1 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Flat			0	0	0	0	6.00%	0	0	0
3 Bed Flat			0	0	0	0	6.00%	0	0	0
2 Bed Hse		550,000	110,000	440,000	9,075	590	6.00%	141,419	220,000	0
3 Bed Hse			0	0	0	0	6.00%	0	0	0
4 Bed Hse			0	0	0	0	6.00%	0	0	0
5 Bed Hse			0	0	0	0	6.00%	0	0	0
<b>Total</b>	<b>0</b>									<b>0</b>

<b>Total Units</b>	<b>0.00</b>							<b>Total Commuted Sum</b>	<b>0</b>
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