

**LONDON BOROUGH OF RICHMOND UPON THAMES**  
**AFFORDABLE HOUSING SPD - ANNEXE A - COMMUTED SUM CALCULATION**

REV A

<b>Site Name:</b>	Land off Taylor Close, Hampton Hill	<b>Date</b>	28/03/2019	<b>Notes</b>
Number of Units on proposed development	1	No.		Existing private car park (4 spaces) not assigned to any property. <b>Proposal to develop 1 No one bed flat on the site</b> Off-site affordable housing contribution under SPD is 0.05% Assumption therefore that 0.05% of a 1 bed flat (Intermediate) would be provided
Level of Affordable Housing required	0%			
Number of Affordable Units required	0.00	No.		
Percentage Affordable Rented required	0%			
Number of Affordable Rented Units required	0.00	No.		
Percentage Intermediate required	100%			
Number of Intermediate units required	0.00	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>	0.00	No.		
Intermediate Units provided on site	0	No.		
<b>Net number of Intermediate units off-site</b>	0.00	No.		

**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	0
2 Bed Flat			0	0		0	6.00%	0	0	0
3 Bed Flat			0	0		0	6.00%	0	0	0
2 Bed Hse			0	0		0	6.00%	0	0	0
3 Bed Hse			0	0		0	6.00%	0	0	0
4 Bed Hse			0	0		0	6.00%	0	0	0
5 Bed Hse			0	0		0	6.00%	0	0	0
<b>Total</b>	0							<b>Total</b>		0

**Intermediate - Shared Ownership**

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	0.05	280,000	56,000	224,000	4,620	300	6.00%	71,995	112,000	2,000
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			0	0	0	0	6.00%	0	0	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>	0.05									2,000

<b>Total Units</b>	0.05							<b>Total Commuted Sum</b>	2,000
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